

Single Family Residence

RESIDENTIAL

246 RIVER FLOW DR

RENO, NV 89523

\$773,926 TopHap Estimate · \$389 / ft² · confidence 96 · as of Jul 14, 2026

3

BEDS

2

BATHS

1,989 ft²

LIVING AREA

0.16 ac

LOT SIZE

2001

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$774K

\$743K low

\$804K high

Last Sale

\$541,500 · Nov 10, 2020

Est. Owner Equity

\$340,726

Loan-to-Value

60%

TAX & ASSESSMENT

Property Tax

\$3,521 (2025)

Assessed Value

\$148,658

Previous Assessed

\$143,535

Assessor Market Value

\$424,737

PROPERTY FACTS

Property Type	Single Family Residence
County	Washoe
Lot (acres)	0.16
Construction	Frame (Unspecified)
Foundation	Wood (Unspecified)
Roof	Concrete
Heating	Forced Air
Cooling	Yes
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Deck · 400 ft²

Patio · 400 ft²

Porch · 118 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Nov 6, 2020	Resale	Bargain And Sale Deed	\$541,500	\$272	\$433K
Sep 25, 2017	Quitclaim	Quit Claim Transfer			
Mar 3, 2003	Non-arms-length	Grant Deed	\$227,000	\$114	\$227K
May 17, 2001	Resale	Grant Deed	\$238,000	\$120	\$226K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
B. D. Billingshurst Middle School	Middle	6–8	1.2 mi
Robert McQueen High School	High	9–12	2.3 mi
Verdi Elementary School	Elementary	KG–5	4.4 mi

District: Washoe County School District

Purple marker: this property. E/M/H markers and outlines: assigned elementary (green), middle (blue) and high (orange) schools with their attendance boundaries, where available.

NEIGHBORHOOD · ZIP 89523

58 CRIME INDEX	87 AIR POLLUTION	40,260 POPULATION	\$97K MEDIAN IN-COME	46°F AVG TEMP	79% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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