

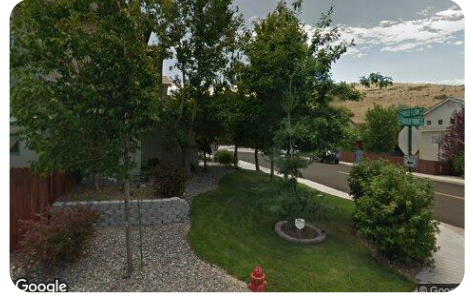
Single Family Residence

RESIDENTIAL

198 RIVER FLOW DR

RENO, NV 89523

\$684,527 TopHap Estimate · \$415 / ft² · confidence 95 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,650 ft²

LIVING AREA

0.15 ac

LOT SIZE

2001

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$685K

\$651K low

\$718K high

Last Sale

\$465,000 · Jun 19, 2020

Est. Owner Equity

\$242,777

Loan-to-Value

66%

TAX & ASSESSMENT

Property Tax	\$3,069 (2025)
Assessed Value	\$133,460
Previous Assessed	\$128,176
Assessor Market Value	\$381,315

PROPERTY FACTS

Property Type	Single Family Residence
County	Washoe
Lot (acres)	0.15
Construction	Frame (Unspecified)
Foundation	Wood (Unspecified)
Roof	Concrete
Heating	Forced Air
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Shed · 160 ft²

Porch · 68 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jun 16, 2020	Resale	Bargain And Sale Deed	\$465,000	\$282	\$442K
Sep 12, 2016	Resale	Grant Deed	\$320,000	\$194	\$304K
Dec 2, 2011	Quitclaim	Quit Claim Transfer			
Dec 5, 2011	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
B. D. Billingshurst Middle School	Middle	6–8	1.2 mi
Robert McQueen High School	High	9–12	2.2 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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