

Single Family Residence **RESIDENTIAL**

199 RIVER FLOW DR

RENO, NV 89523

\$715,777 TopHap Estimate · \$434 / ft² · confidence 98 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,650 ft²

LIVING AREA

0.22 ac

LOT SIZE

2001

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$716K

\$698K low

\$733K high

Last Sale

\$214,613 · Sep 21, 2001

Est. Owner Equity

\$468,727

Loan-to-Value

36%

TAX & ASSESSMENT

Property Tax	\$3,116 (2025)
Assessed Value	\$134,781
Previous Assessed	\$129,474
Assessor Market Value	\$385,089

PROPERTY FACTS

Property Type	Single Family Residence
County	Washoe
Lot (acres)	0.23
Construction	Frame (Unspecified)
Foundation	Wood (Unspecified)
Roof	Concrete
Heating	Forced Air
Cooling	Yes
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Porch · 68 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Sep 21, 2001	Resale	Grant Deed	\$215,000	\$130	\$193K

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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