

Single Family Residence

RESIDENTIAL

254 RIVER FLOW DR

RENO, NV 89523

\$713,509 TopHap Estimate · \$359 / ft² · confidence 94 · as of Jul 14, 2026

3

BEDS

2

BATHS

1,989 ft²

LIVING AREA

0.16 ac

LOT SIZE

2000

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$714K

\$671K low

\$756K high

Last Sale

\$625,000 · Apr 9, 2021

Est. Owner Equity

\$713,509

TAX & ASSESSMENT

Property Tax

\$2,596 (2025)

Assessed Value

\$150,715

Previous Assessed

\$145,547

Assessor Market Value

\$299,016

PROPERTY FACTS

Property Type	Single Family Residence
County	WASHOE
Lot (acres)	0.16
Construction	Frame (Unspecified)
Roof	Concrete
Heating	Forced Air With Air Conditioning
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Porch · 118 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Apr 24, 2026	Financing	Bargain And Sale Deed			
Apr 24, 2026	Financing	Bargain And Sale Deed			
Apr 6, 2021	Resale	Bargain And Sale Deed	\$625,000	\$314	\$470K
May 5, 2015	Resale	Bargain And Sale Deed	\$365,000	\$184	\$292K
Nov 12, 2004	Quitclaim	Quit Claim Transfer			
Dec 28, 2000	Financing	Grant Deed			\$160K

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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