

Single Family Residence

RESIDENTIAL

255 RIVER FLOW DR

RENO, NV 89523

\$746,386 TopHap Estimate · \$374 / ft² · confidence 97 · as of Jul 14, 2026

3

BEDS

2

BATHS

1,994 ft²

LIVING AREA

0.18 ac

LOT SIZE

2000

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$746K

\$721K low

\$772K high

Last Sale

\$222,000 · May 10, 2001

Est. Owner Equity

\$357,686

Loan-to-Value

54%

TAX & ASSESSMENT

Property Tax

\$3,466 (2025)

Assessed Value

\$145,379

Previous Assessed

\$140,280

Assessor Market Value

\$415,368

PROPERTY FACTS

Property Type	Single Family Residence
County	Washoe
Lot (acres)	0.18
Construction	Frame (Unspecified)
Foundation	Wood (Unspecified)
Roof	Concrete
Heating	Forced Air
Cooling	Yes
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Porch · 185 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jan 31, 2017	Financing	Intrafamily Transfer			\$289K
Nov 26, 2003	Quitclaim	Quit Claim Transfer			\$270K
May 10, 2001	Resale	Grant Deed	\$222,000	\$111	\$211K

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.