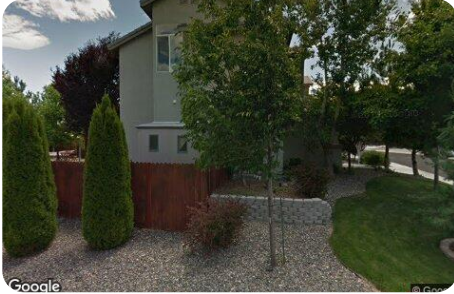


Single Family Residence **RESIDENTIAL**

134 RIVER FLOW DR

RENO, NV 89523

\$758,282 TopHap Estimate · \$327 / ft² · confidence 95 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,316 ft²

LIVING AREA

0.18 ac

LOT SIZE

2002

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$758K

\$719K low

\$797K high

Last Sale

\$256,900 · Dec 29, 2010

Est. Owner Equity

\$526,757

Loan-to-Value

31%

TAX & ASSESSMENT

Property Tax	\$4,068 (2025)
Assessed Value	\$158,336
Previous Assessed	\$153,200
Assessor Market Value	\$452,389

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, Built-in
Pool	No

Deck · 30 ft²

Patio · 444 ft²

Porch · 48 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Dec 27, 2010	Resale	Grant Deed	\$257,000	\$111	\$233K
Sep 17, 2010	Foreclosure sale	Trustees Deed	\$199,100	\$86	
Feb 28, 2002	Resale	Grant Deed	\$279,310	\$121	\$223K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
B. D. Billingshurst Middle School	Middle	6–8	1.1 mi
Robert McQueen High School	High	9–12	2.2 mi
Verdi Elementary School	Elementary	KG–5	4.3 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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