

Single Family Residence

RESIDENTIAL

206 RIVER FLOW DR

RENO, NV 89523

\$766,252 TopHap Estimate · \$339 / ft² · confidence 97 · as of Jul 14, 2026



3

BEDS

3

BATHS

2,259 ft²

LIVING AREA

0.15 ac

LOT SIZE

2001

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$766K

\$742K low

\$790K high

Last Sale

\$235,500 · Oct 25, 2001

Est. Owner Equity

\$160,252

Loan-to-Value

80%

TAX & ASSESSMENT

Property Tax	\$3,682 (2025)
Assessed Value	\$152,051
Previous Assessed	\$146,957
Assessor Market Value	\$434,431

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, Built-in
Pool	No

Deck · 40 ft²

Shed · 100 ft²

Patio · 100 ft²

Porch · 383 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Apr 23, 2010	Quitclaim	Quit Claim Transfer			\$184K
Oct 25, 2001	Resale	Grant Deed	\$235,500	\$104	\$208K

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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