

Single Family Residence

RESIDENTIAL

294 RIVER FLOW DR

RENO, NV 89523

\$748,755 TopHap Estimate · \$374 / ft² · confidence 95 · as of Jul 14, 2026

4

BEDS

2

BATHS

2,003 ft²

LIVING AREA

0.18 ac

LOT SIZE

1998

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$749K

\$711K low

\$786K high

Last Sale

\$499,000 · Aug 6, 2019

Est. Owner Equity

\$515,755

Loan-to-Value

33%

TAX & ASSESSMENT

Property Tax

\$1,926 (2025)

Assessed Value

\$137,504

Previous Assessed

\$132,410

Assessor Market Value

\$392,869

PROPERTY FACTS

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

Porch · 188 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 26, 2020	Quitclaim	Quit Claim Transfer			
Feb 25, 2020	Recorded document	Affidavit Of Death			
Jul 25, 2019	Resale	Bargain And Sale Deed	\$499,000	\$249	\$233K
Jan 12, 2015	Quitclaim	Quit Claim Transfer			\$292K
Jul 11, 2013	Resale	Grant Deed	\$300,000	\$150	\$290K
Feb 5, 2010	Quitclaim	Quit Claim Transfer			\$169K
Jan 26, 2000	Resale	Grant Deed	\$193,000	\$96	\$187K
Dec 18, 1998	Resale	Grant Deed	\$192,000	\$96	\$178K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
B. D. Billingham Middle School	Middle	6–8	1.2 mi
Robert McQueen High School	High	9–12	2.3 mi
Verdi Elementary School	Elementary	KG–5	4.5 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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