

Single Family Residence

RESIDENTIAL

214 RIVER FLOW DR

RENO, NV 89523

\$773,991 TopHap Estimate · \$338 / ft² · confidence 95 · as of Jul 14, 2026



3

BEDS

3

BATHS

2,290 ft²

LIVING AREA

0.15 ac

LOT SIZE

2001

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$774K

\$738K low

\$810K high

Last Sale

\$495,000 · Aug 16, 2019

Est. Owner Equity

\$310,991

Loan-to-Value

61%

TAX & ASSESSMENT

Property Tax	\$3,744 (2025)
Assessed Value	\$155,309
Previous Assessed	\$150,173
Assessor Market Value	\$443,740

PROPERTY FACTS

Property Type	Single Family Residence
County	Washoe
Lot (acres)	0.15
Construction	Frame (Unspecified)
Foundation	Wood (Unspecified)
Roof	Concrete
Heating	Forced Air
Cooling	Yes
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Deck · 33 ft²

Patio · 425 ft²

Porch · 54 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Aug 14, 2019	Resale	Bargain And Sale Deed	\$495,000	\$216	\$315K
Feb 27, 2012	Financing	Intrafamily Transfer			\$268K
Nov 9, 2001	Resale	Grant Deed	\$249,500	\$109	\$196K

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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