

Single Family Residence

RESIDENTIAL

215 RIVER FLOW DR

RENO, NV 89523

\$702,171 TopHap Estimate · \$426 / ft² · confidence 98 · as of Jul 14, 2026

3

BEDS

2

BATHS

1,650 ft²

LIVING AREA

0.18 ac

LOT SIZE

2001

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$702K

\$687K low

\$717K high

Last Sale

\$207,000 · Aug 30, 2001

Est. Owner Equity

\$293,171

Loan-to-Value

60%

TAX & ASSESSMENT

Property Tax

\$3,115 (2025)

Assessed Value

\$135,112

Previous Assessed

\$129,782

Assessor Market Value

\$386,033

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

Deck · 320 ft²

Patio · 320 ft²

Porch · 68 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Nov 6, 2019	Quitclaim	Quit Claim Transfer			
Sep 18, 2008	Quitclaim	Quit Claim Transfer			
Jun 22, 2005	Financing	Intrafamily Transfer			\$279K
Aug 30, 2001	Resale	Grant Deed	\$207,000	\$125	\$166K

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.

OWNERSHIP

Occupancy	Owner occupied
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