

Single Family Residence

RESIDENTIAL

223 RIVER FLOW DR

RENO, NV 89523

\$722,251 TopHap Estimate · \$361 / ft² · confidence 96 · as of Jul 14, 2026

3

BEDS

2

BATHS

1,999 ft²

LIVING AREA

0.18 ac

LOT SIZE

2001

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$722K

\$694K low

\$751K high

Last Sale

\$236,000 · May 16, 2001

Est. Owner Equity

\$637,317

Loan-to-Value

12%

TAX & ASSESSMENT

Property Tax

\$2,617 (2025)

Assessed Value

\$150,643

Previous Assessed

\$145,443

Assessor Market Value

\$298,451

PROPERTY FACTS

Property Type	Single Family Residence
County	WASHOE
Lot (acres)	0.18
Construction	Frame (Unspecified)
Roof	Concrete
Heating	Forced Air With Air Conditioning
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Porch · 128 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Apr 6, 2026	Financing	Mortgage			\$85K
May 16, 2001	Resale	Grant Deed	\$236,000	\$118	\$188K

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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