

Single Family Residence

RESIDENTIAL

166 RIVER FLOW DR

RENO, NV 89523

\$699,699 TopHap Estimate · \$419 / ft² · confidence 98 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,670 ft²

LIVING AREA

0.15 ac

LOT SIZE

2002

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$700K

\$687K low

\$713K high

Last Sale

\$212,500 · Jan 31, 2002

Est. Owner Equity

\$544,699

Loan-to-Value

23%

TAX & ASSESSMENT

Property Tax	\$3,176 (2025)
Assessed Value	\$137,166
Previous Assessed	\$131,891
Assessor Market Value	\$391,904

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

Porch · 103 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Oct 26, 2025	Financing	Intrafamily Transfer			
May 11, 2021	Financing	Intrafamily Transfer			
Jan 31, 2002	Resale	Grant Deed	\$212,500	\$127	\$155K

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	Absentee owner
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