

Single Family Residence

RESIDENTIAL

278 RIVER FLOW DR

RENO, NV 89523

\$776,127 TopHap Estimate · \$390 / ft² · confidence 94 · as of Jul 14, 2026

3

BEDS

2

BATHS

1,992 ft²

LIVING AREA

0.17 ac

LOT SIZE

1998

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$776K

\$730K low

\$823K high

Last Sale

\$740,000 · Jul 18, 2024

Est. Owner Equity

\$776,127

TAX & ASSESSMENT

Property Tax

\$3,465 (2025)

Assessed Value

\$139,305

Previous Assessed

\$134,286

Assessor Market Value

\$398,015

PROPERTY FACTS

Property Type	Single Family Residence
County	Washoe
Lot (acres)	0.17
Construction	Frame (Unspecified)
Foundation	Wood (Unspecified)
Roof	Concrete
Heating	Forced Air
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Porch · 162 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jun 28, 2024	Resale	Bargain And Sale Deed	\$740,000	\$371	
Sep 13, 2006	Financing	Intrafamily Transfer			\$291K
Dec 29, 1999	Resale	Grant Deed	\$213,500	\$107	\$171K
Aug 31, 1998	Resale	Grant Deed	\$204,500	\$103	\$194K

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	4.5 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	Absentee owner
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