

Single Family Residence

RESIDENTIAL

351 RIVER FLOW DR

RENO, NV 89523

\$695,662 TopHap Estimate · \$422 / ft² · confidence 96 · as of Jul 14, 2026

3

BEDS

2

BATHS

1,650 ft²

LIVING AREA

0.15 ac

LOT SIZE

1999

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$696K

\$669K low

\$722K high

Last Sale

\$360,000 · Feb 2, 2005

Est. Owner Equity

\$448,462

Loan-to-Value

38%

TAX & ASSESSMENT

Property Tax

\$2,979 (2025)

Assessed Value

\$128,431

Previous Assessed

\$123,126

Assessor Market Value

\$366,947

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
Feb 27, 2013	Quitclaim	Quit Claim Transfer			
Feb 27, 2013	Financing	Intrafamily Transfer			\$247K
Feb 8, 2006	Quitclaim	Quit Claim Transfer			
Jan 21, 2005	Resale	Bargain And Sale Deed	\$360,000	\$218	\$275K
Aug 16, 2002	Financing	Grant Deed			\$174K
Apr 16, 1999	Financing	Grant Deed			\$175K
Jun 2, 1995	Financing	Grant Deed			\$1.1M

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
B. D. Billingham Middle School	Middle	6–8	1.3 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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