

Single Family Residence

RESIDENTIAL

238 RIVER FLOW DR

RENO, NV 89523

\$686,216 TopHap Estimate · \$416 / ft² · confidence 96 · as of Jul 14, 2026

3

BEDS

2

BATHS

1,650 ft²

LIVING AREA

0.15 ac

LOT SIZE

2001

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$686K

\$657K low

\$716K high

Last Sale

\$505,000 · Nov 5, 2020

Est. Owner Equity

\$294,216

Loan-to-Value

58%

TAX & ASSESSMENT

Property Tax

\$3,121 (2025)

Assessed Value

\$130,731

Previous Assessed

\$125,383

Assessor Market Value

\$373,516

PROPERTY FACTS

Property Type	Single Family Residence
County	Washoe
Lot (acres)	0.15
Construction	Frame (Unspecified)
Foundation	Wood (Unspecified)
Roof	Composition Shingle
Heating	Forced Air
Cooling	Yes
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Deck · 230 ft²

Patio · 230 ft²

Porch · 68 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Oct 9, 2020	Resale	Bargain And Sale Deed	\$505,000	\$306	\$392K
Nov 24, 2014	Resale	Bargain And Sale Deed	\$283,000	\$172	\$226K
Dec 8, 2011	Resale	Grant Deed	\$196,000	\$119	
Nov 2, 2011	Foreclosure sale	Trustees Deed	\$352,421	\$214	
May 12, 2006	Resale	Grant Deed	\$440,000	\$267	\$352K
May 12, 2005	Quitclaim	Quit Claim Transfer			
Mar 4, 2005	Financing	Intrafamily Transfer			\$100K
Mar 23, 2001	Resale	Grant Deed	\$206,500	\$125	\$196K

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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