

Single Family Residence **RESIDENTIAL**

270 RIVER FLOW DR

RENO, NV 89523

\$696,629 TopHap Estimate · \$422 / ft² · confidence 96 · as of Jul 14, 2026

3

BEDS

2

BATHS

1,650 ft²

LIVING AREA

0.17 ac

LOT SIZE

2000

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$697K

\$669K low

\$724K high

Last Sale

\$575,000 · Apr 16, 2021

Est. Owner Equity

\$696,629

TAX & ASSESSMENT

Property Tax	\$3,632 (2025)
Assessed Value	\$131,999
Previous Assessed	\$126,751
Assessor Market Value	\$377,141

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 · 68 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Apr 13, 2021	Resale	Bargain And Sale Deed	\$575,000	\$348	
Apr 15, 2016	Resale	Bargain And Sale Deed	\$325,000	\$197	\$332K
Nov 23, 2005	Resale	Bargain And Sale Deed	\$397,000	\$241	\$318K
Sep 1, 2004	Quitclaim	Quit Claim Transfer			\$255K
Oct 31, 2000	Resale	Grant Deed	\$197,500	\$120	\$150K

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	Owner occupied
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