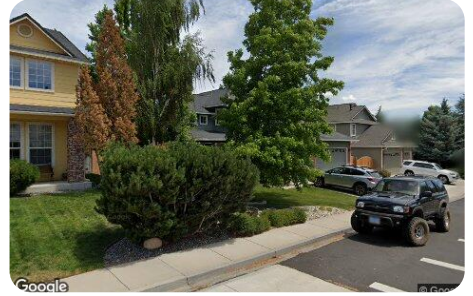


Single Family Residence **RESIDENTIAL**

3181 PLATTE RIVER DR

RENO, NV 89503

\$765,788 TopHap Estimate · \$248 / ft² · confidence 97 · as of Jul 14, 2026



5
BEDS

3
BATHS

3,091 ft²
LIVING AREA

0.15 ac
LOT SIZE

1998
YEAR BUILT

2
STORIES

2
PARKING

VALUATION

\$766K

\$741K low

\$790K high

Last Sale

\$236,500 · Aug 26, 2011

Est. Owner Equity

\$765,788

TAX & ASSESSMENT

Property Tax	\$6,741 (2025)
Assessed Value	\$142,705
Previous Assessed	\$142,581
Assessor Market Value	\$298,293

PROPERTY FACTS

Property Type	Single Family Residence
County	WASHOE
Lot (acres)	0.15
Construction	Frame (Unspecified)
Roof	Composition Shingle
Heating	Forced Air With Air Conditioning
Cooling	Central
Garage	Garage, Attached
Pool	No

Porch · 391 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Aug 11, 2011	Resale	Grant Deed	\$236,500	\$77	
Oct 11, 2010	Financing	Intrafamily Transfer			\$170K
Jul 24, 1998	Resale	Grant Deed	\$230,000	\$74	\$218K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Mamie Towles Elementary School	Elementary	KG–5	0.7 mi
Archie Clayton Middle School	Middle	6–8	0.8 mi
Robert McQueen High School	High	9–12	1.9 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 89503

116 CRIME INDEX	87 AIR POLLUTION	28,352 POPULATION	\$65K MEDIAN IN-COME	51°F AVG TEMP	79% SUNSHINE
---------------------------	----------------------------	-----------------------------	--------------------------------	-------------------------	------------------------

Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Absentee owner
-----------	-----------------------