

Single Family Residence **RESIDENTIAL**

3171 PLATTE RIVER DR

RENO, NV 89503

\$685,616 TopHap Estimate · \$282 / ft² · confidence 95 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,432 ft²

LIVING AREA

0.15 ac

LOT SIZE

1996

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$686K

\$651K low

\$721K high

Last Sale

\$286,000 · Aug 30, 2013

Est. Owner Equity

\$492,666

Loan-to-Value

29%

TAX & ASSESSMENT

Property Tax	\$3,452 (2025)
Assessed Value	\$124,480
Previous Assessed	\$119,834
Assessor Market Value	\$355,657

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, Built-in
Pool	No

Porch · 831 ft²

Sprinklers

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Aug 8, 2013	Resale	Grant Deed	\$286,000	\$118	\$229K
Sep 10, 2010	Quitclaim	Quit Claim Transfer			
Sep 22, 2009	Financing	Intrafamily Transfer			\$90K
Apr 2, 2008	Quitclaim	Quit Claim Transfer			
Aug 16, 1996	Resale	Grant Deed	\$208,500	\$86	\$110K

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	Owner occupied
-----------	----------------