

Single Family Residence **RESIDENTIAL**

3110 PLATTE RIVER DR

RENO, NV 89503

\$686,322 TopHap Estimate · \$244 / ft² · confidence 96 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,813 ft²

LIVING AREA

0.18 ac

LOT SIZE

1996

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$686K

\$662K low

\$711K high

Last Sale

\$199,500 · Nov 1, 1996

Est. Owner Equity

\$483,412

Loan-to-Value

28%

TAX & ASSESSMENT

Property Tax	\$3,608 (2025)
Assessed Value	\$131,507
Previous Assessed	\$125,788
Assessor Market Value	\$375,735

PROPERTY FACTS

Property Type	Single Family Residence
County	Washoe
Lot (acres)	0.18
Construction	Frame (Unspecified)
Foundation	Wood (Unspecified)
Roof	Composition Shingle
Heating	Forced Air
Cooling	Yes
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Porch · 341 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Apr 15, 2021	Financing	Intrafamily Transfer			
Nov 1, 1996	Resale	Grant Deed	\$199,500	\$71	\$203K

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

OWNERSHIP

Occupancy	Owner occupied
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