

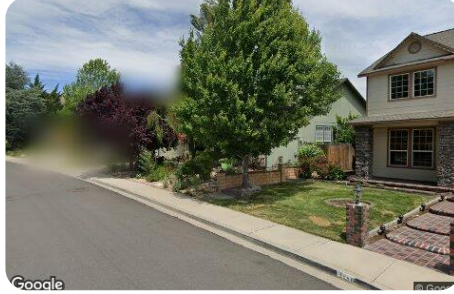
Single Family Residence

RESIDENTIAL

3131 PLATTE RIVER DR

RENO, NV 89503

\$742,518 TopHap Estimate · \$243 / ft² · confidence 96 · as of Jul 14, 2026



5

BEDS

3

BATHS

3,051 ft²

LIVING AREA

0.14 ac

LOT SIZE

1996

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$743K

\$715K low

\$770K high

Last Sale

\$479,900 · Sep 12, 2018

Est. Owner Equity

\$291,018

Loan-to-Value

60%

TAX & ASSESSMENT

Property Tax	\$4,350 (2025)
Assessed Value	\$138,565
Previous Assessed	\$134,353
Assessor Market Value	\$395,902

PROPERTY FACTS

Property Type	Single Family Residence
County	Washoe
Lot (acres)	0.14
Construction	Frame (Unspecified)
Foundation	Wood (Unspecified)
Roof	Composition Shingle
Heating	Forced Air
Cooling	Yes
Garage	Garage, Built-in
Pool	No

Porch · 1,192 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Sep 7, 2018	Resale	Bargain And Sale Deed	\$479,900	\$157	\$453K
Oct 31, 2011	Quitclaim	Quit Claim Transfer			
Oct 31, 2011	Quitclaim	Quit Claim Transfer			\$180K
Aug 9, 2002	Non-arms-length	Grant Deed	\$300,000	\$98	
Jun 26, 2001	Quitclaim	Quit Claim Transfer			\$163K
Jul 3, 1996	Resale	Grant Deed	\$246,000	\$81	\$197K

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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