

Single Family Residence **RESIDENTIAL**

# 3141 PLATTE RIVER DR

RENO, NV 89503

**\$630,415** TopHap Estimate · \$318 / ft² · confidence 95 · as of Jul 14, 2026



**3**

BEDS

**2**

BATHS

**1,984 ft²**

LIVING AREA

**0.15 ac**

LOT SIZE

**1996**

YEAR BUILT

**1**

STORIES

**2**

PARKING

## VALUATION

**\$630K**

\$599K low

\$662K high

Est. Owner Equity

**\$530,415**

Loan-to-Value

**17%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$2,867 (2025) |
| Assessed Value        | \$109,671      |
| Previous Assessed     | \$104,337      |
| Assessor Market Value | \$313,347      |

## 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              |
| Garage        | Garage, Attached        |
| Pool          | No                      |

Deck · 144 ft²

Patio · 204 ft²

Porch · 430 ft²

## TRANSACTION HISTORY

| DATE         | TYPE   | DEED       | PRICE     | \$/FT² | LOAN   |
|--------------|--------|------------|-----------|--------|--------|
| Jun 30, 2000 | Resale | Grant Deed | \$183,000 | \$92   | \$25K  |
| Jun 26, 1996 | Resale | Grant Deed | \$177,500 | \$89   | \$137K |

## 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

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

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

| OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Owner occupied |
|-----------|----------------|