

Single Family Residence **RESIDENTIAL**

3270 PLATTE RIVER CT

RENO, NV 89503

\$624,350 TopHap Estimate · \$315 / ft² · confidence 91 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,984 ft²

LIVING AREA

0.16 ac

LOT SIZE

1998

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$624K

\$569K low

\$680K high

Last Sale

\$600,000 · Jun 5, 2024

Est. Owner Equity

\$54,350

Loan-to-Value

92%

TAX & ASSESSMENT

Property Tax	\$2,323 (2025)
Assessed Value	\$116,257
Previous Assessed	\$115,498
Assessor Market Value	\$236,485

PROPERTY FACTS

Property Type	Single Family Residence
County	WASHOE
Lot (acres)	0.16
Construction	Frame (Unspecified)
Roof	Composition Shingle
Heating	Forced Air With Air Conditioning
Cooling	Central
Garage	Garage, Attached
Pool	No

Deck · 358 ft²

Patio · 358 ft²

Porch · 192 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 3, 2024	Resale	Bargain And Sale Deed	\$600,000	\$302	\$570K
Jul 15, 2021	Financing	Intrafamily Transfer			
Jul 15, 2021	Financing	Affidavit Of Death Of Joint Tenant			
Mar 21, 2003	Resale	Grant Deed	\$242,500	\$122	\$143K
Oct 16, 1998	Financing	Grant Deed			\$183K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Mamie Towles Elementary School	Elementary	KG–5	0.7 mi
Archie Clayton Middle School	Middle	6–8	0.9 mi
Robert McQueen High School	High	9–12	1.7 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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