

Single Family Residence

**RESIDENTIAL**

# 3271 PLATTE RIVER CT

RENO, NV 89503

**\$755,500** TopHap Estimate · \$269 / ft<sup>2</sup> · confidence 94 · as of Jun 23, 2026



**4**

BEDS

**3**

BATHS

**2,813 ft<sup>2</sup>**  
LIVING AREA

**0.19 ac**  
LOT SIZE

**1998**

YEAR BUILT

**2**

STORIES

**2**

PARKING

## VALUATION

**\$756K**

\$710K low

\$801K high

Last Sale

**\$560,000 · Aug 29, 2023**

Est. Owner Equity

**\$755,500**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$4,181 (2025) |
| Assessed Value        | \$137,359      |
| Previous Assessed     | \$132,181      |
| Assessor Market Value | \$392,454      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | Washoe                  |
| Lot (acres)   | 0.19                    |
| Construction  | Frame (Unspecified)     |
| Foundation    | Wood (Unspecified)      |
| Roof          | Composition Shingle     |
| Heating       | Forced Air              |
| Cooling       | Yes                     |
| Fireplace     | Yes                     |
| Garage        | Garage, Attached        |
| Pool          | No                      |

Porch · 289 ft²

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                               | PRICE     | \$/FT² | LOAN   |
|--------------|-----------|------------------------------------|-----------|--------|--------|
| Aug 28, 2023 | Resale    | Bargain And Sale Deed              | \$560,000 | \$199  |        |
| Apr 28, 2023 | Financing | Affidavit Of Death Of Joint Tenant |           |        |        |
| May 29, 1998 | Resale    | Grant Deed                         | \$211,500 | \$75   | \$169K |

## ASSIGNED SCHOOLS

| SCHOOL                         | LEVEL      | GRADES | DISTANCE |
|--------------------------------|------------|--------|----------|
| Mamie Towles Elementary School | Elementary | KG–5   | 0.8 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

|                                       |                                        |                                         |                                            |                                     |                                    |
|---------------------------------------|----------------------------------------|-----------------------------------------|--------------------------------------------|-------------------------------------|------------------------------------|
| <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 | Absentee owner |
|-----------|----------------|