

Single Family Residence **RESIDENTIAL**

2828 RIVER RANCH PL

NORTH LAS VEGAS, NV 89081

\$449,291 TopHap Estimate · \$233 / ft² · confidence 97 · as of Jul 14, 2026



3
BEDS

3
BATHS

1,928 ft²
LIVING AREA

0.15 ac
LOT SIZE

2005
YEAR BUILT

2
STORIES

6
ROOMS

2
PARKING

VALUATION

\$449K

\$436K low

\$463K high

Last Sale

\$280,000 · Jul 24, 2018

Est. Owner Equity

\$179,000

Loan-to-Value

58%

TAX & ASSESSMENT

Property Tax	\$2,460 (2026)
Assessed Value	\$157,307
Previous Assessed	\$157,704
Assessor Market Value	\$449,449

PROPERTY FACTS

Property Type	Single Family Residence
County	Clark
Lot (acres)	0.15
Construction	Frame (Unspecified)
Roof	Tile
Heating	Forced Air
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	Yes

Deck · 500 ft²

Porch · 69 ft²

Sprinklers

CLIMATE RISK

1 FLOOD	55 WILDFIRE	80 HEAT	1 STORM	100 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jul 23, 2018	Resale	Bargain And Sale Deed	\$280,000	\$145	\$270K
Jul 28, 2015	Resale	Grant Deed	\$195,000	\$101	\$191K
May 18, 2009	Resale	Grant Deed	\$138,500	\$72	\$136K
Jun 25, 2009	Quitclaim	Quit Claim Transfer			
Mar 16, 2009	Non-arms-length	Trustees Deed	\$144,000	\$75	
Nov 23, 2005	Quitclaim	Quit Claim Transfer	\$353,000	\$183	
Sep 23, 2005	Resale	Grant Deed	\$352,507	\$183	\$317K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
John Tartan Elementary School	Elementary	KG–5	0.4 mi
Mojave High School	High	9–12	1.7 mi
Clifford O. Pete Findlay Middle School	Middle	6–8	2.0 mi

District: Clark 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 89081

27 CRIME INDEX	95 AIR POLLUTION	38,153 POPULATION	\$79K MEDIAN IN-COME	67°F AVG TEMP	85% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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