

Single Family Residence **RESIDENTIAL**

9228 RIVERLANDS RANCH ST

LAS VEGAS, NV 89139

\$534,029 TopHap Estimate · \$257 / ft² · confidence 94 · as of Jul 14, 2026



3
BEDS

3
BATHS

2,079 ft²
LIVING AREA

3,498 ft²
LOT SIZE

2024
YEAR BUILT

2
STORIES

6
ROOMS

2
PARKING

VALUATION

\$534K

\$503K low

\$565K high

Last Sale

\$489,931 · Oct 10, 2024

Est. Owner Equity

\$52,975

Loan-to-Value

87%

TAX & ASSESSMENT

Property Tax	\$4,682 (2026)
Assessed Value	\$163,742
Previous Assessed	\$160,019
Assessor Market Value	\$467,834

PROPERTY FACTS

Property Type	Single Family Residence
County	Clark
Lot (acres)	0.08
Construction	Frame (Unspecified)
Roof	Tile
Heating	Forced Air
Cooling	Central
Garage	Garage, Built-in

Sprinklers

CLIMATE RISK

78
FLOOD

83
WILDFIRE

81
HEAT

1
STORM

100
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Oct 1, 2024	Resale	Bargain And Sale Deed	\$489,931	\$236	\$481K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Dennis Ortwein Elementary School	Elementary	KG–5	2.2 mi
Lois & Jerry Tarkanian Middle School	Middle	6–8	2.5 mi
Desert Oasis High School	High	9–12	3.8 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 89139

30 CRIME INDEX	100 AIR POLLUTION	49,240 POPULATION	\$91K MEDIAN IN-COME	65°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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