

Single Family Residence **RESIDENTIAL**

9260 RIVERLANDS RANCH ST

LAS VEGAS, NV 89139

\$549,978 TopHap Estimate · \$224 / ft² · confidence 94 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,450 ft²

LIVING AREA

3,498 ft²

LOT SIZE

2024

YEAR BUILT

2

STORIES

8

ROOMS

2

PARKING

VALUATION

\$550K

\$518K low

\$582K high

Last Sale

\$537,851 · Nov 8, 2024

Est. Owner Equity

\$12,127

Loan-to-Value

94%

TAX & ASSESSMENT

Property Tax	\$5,144 (2026)
Assessed Value	\$179,482
Previous Assessed	\$35,700
Assessor Market Value	\$512,805

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

83
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
Nov 8, 2024	Financing	Intrafamily Transfer			
Nov 4, 2024	Resale	Bargain And Sale Deed	\$537,851	\$220	\$538K

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.

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 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.

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 OWNERSHIP

Occupancy	Owner occupied
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