

Single Family Residence **RESIDENTIAL**

9186 RIVERLANDS RANCH ST

LAS VEGAS, NV 89139

\$439,167 TopHap Estimate · \$257 / ft² · confidence 85 · as of Jun 23, 2026



3
BEDS

3
BATHS

1,710 ft²
LIVING AREA

3,498 ft²
LOT SIZE

2025
YEAR BUILT

2
STORIES

6
ROOMS

2
PARKING

VALUATION

\$439K

\$373K low

\$505K high

Last Sale

\$459,861 · Jan 29, 2025

Est. Owner Equity

\$92,367

Loan-to-Value

79%

TAX & ASSESSMENT

Property Tax	\$4,242 (2026)
Assessed Value	\$148,221
Previous Assessed	\$35,700
Assessor Market Value	\$423,488

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

56 FLOOD	77 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
Jan 21, 2025	Resale	Bargain And Sale Deed	\$459,861	\$269	\$345K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Dennis Ortwein Elementary School	Elementary	KG–5	2.3 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
--------------------------------------	---	---	--	-------------------------------------	------------------------------------

Index values: 100 = US average; lower is better.

|
 OWNERSHIP

Occupancy	Absentee owner
-----------	----------------