

Single Family Residence **RESIDENTIAL**

2726 RIVER RANCH PL

NORTH LAS VEGAS, NV 89081

\$399,556 TopHap Estimate · \$207 / ft² · confidence 98 · as of Jul 14, 2026



3
BEDS

2.5
BATHS

1,928 ft²
LIVING AREA

0.16 ac
LOT SIZE

2005
YEAR BUILT

2
STORIES

6
ROOMS

2
PARKING

VALUATION

\$400K

\$391K low

\$409K high

Last Sale

\$399,000 · May 4, 2026

Est. Owner Equity

\$399,556

TAX & ASSESSMENT

Property Tax	\$2,437 (2026)
Assessed Value	\$139,770
Previous Assessed	\$138,309
Assessor Market Value	\$306,614

PROPERTY FACTS

Property Type	Single Family Residence
Style	Bi-Level
County	CLARK
Lot (acres)	0.16
Construction	Frame (Unspecified)
Roof	Concrete
Heating	Forced Air With Air Conditioning
Cooling	Central
Garage	Garage, Attached
Pool	No

Porch · 69 ft²

Sprinklers

CLIMATE RISK

1

FLOOD

71

WILDFIRE

80

HEAT

1

STORM

100

DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Apr 30, 2026	Quitclaim	Quit Claim Transfer			
Apr 30, 2026	Resale	Bargain And Sale Deed	\$399,000	\$207	\$412K
Nov 11, 2021	Resale	Bargain And Sale Deed	\$363,900	\$189	\$377K
Sep 27, 2021	Resale	Bargain And Sale Deed	\$387,674	\$201	
Oct 24, 2011	Quitclaim	Quit Claim Transfer			
Oct 26, 2011	Resale	Bargain And Sale Deed	\$121,500	\$63	\$103K
Apr 27, 2011	Foreclosure sale	Trustees Deed	\$166,714	\$86	
Jul 11, 2008	Resale	Bargain And Sale Deed	\$175,000	\$91	\$158K

Apr 23, 2008	Foreclosure sale	Trustees Deed	\$282,627	\$147	
Jul 7, 2005	Resale	Grant Deed	\$331,234	\$172	\$265K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
John Tartan Elementary School	Elementary	KG–5	0.4 mi
Mojave High School	High	9–12	1.6 mi
Clifford O. Pete Findlay Middle School	Middle	6–8	1.9 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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