

Single Family Residence **RESIDENTIAL**

2805 RIVER RANCH PL

NORTH LAS VEGAS, NV 89081

\$425,206 TopHap Estimate · \$184 / ft² · confidence 96 · as of Jul 14, 2026



4

BEDS

3.5

BATHS

2,305 ft²

LIVING AREA

0.16 ac

LOT SIZE

2005

YEAR BUILT

2

STORIES

8

ROOMS

2

PARKING

VALUATION

\$425K

\$406K low

\$444K high

Last Sale

\$200,000 · Aug 25, 2008

Est. Owner Equity

\$425,206

TAX & ASSESSMENT

Property Tax	\$1,991 (2026)
Assessed Value	\$155,196
Previous Assessed	\$154,314
Assessor Market Value	\$341,883

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 · 333 ft²

Sprinklers

CLIMATE RISK

1

FLOOD

62

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
Mar 16, 2026	Financing	Intrafamily Transfer			
Aug 18, 2008	Resale	Grant Deed	\$200,000	\$87	
Mar 20, 2008	Foreclosure sale	Trustees Deed	\$314,857	\$137	
Apr 3, 2006	Resale	Grant Deed	\$384,900	\$167	\$346K
Jun 29, 2005	Resale	Grant Deed	\$347,570	\$151	\$313K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
John Tartan Elementary School	Elementary	KG–5	0.5 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	Absentee owner
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