

Single Family Residence **RESIDENTIAL**

2820 RIVER RANCH PL

NORTH LAS VEGAS, NV 89081

\$408,488 TopHap Estimate · \$212 / ft² · confidence 96 · as of Jul 14, 2026



3
BEDS

3
BATHS

1,928 ft²
LIVING AREA

0.16 ac
LOT SIZE

2005
YEAR BUILT

2
STORIES

6
ROOMS

2
PARKING

VALUATION

\$408K

\$393K low

\$424K high

Last Sale

\$205,900 · Feb 3, 2016

Est. Owner Equity

\$209,688

Loan-to-Value

48%

TAX & ASSESSMENT

Property Tax	\$2,331 (2026)
Assessed Value	\$144,257
Previous Assessed	\$142,416
Assessor Market Value	\$412,163

PROPERTY FACTS

Property Type	Single Family Residence
County	Clark
Lot (acres)	0.16
Construction	Frame (Unspecified)
Roof	Tile
Heating	Forced Air
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached

Porch · 563 ft²

Sprinklers

CLIMATE RISK

1

FLOOD

55

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
May 1, 2020	Financing	Intrafamily Transfer			\$199K
Mar 19, 2018	Financing	Intrafamily Transfer			\$200K
Feb 2, 2016	Resale	Bargain And Sale Deed	\$205,900	\$107	\$202K
Feb 2, 2016	Quitclaim	Quit Claim Transfer			
Dec 5, 2012	Quitclaim	Quit Claim Transfer			
Oct 1, 2010	Resale	Bargain And Sale Deed	\$130,000	\$67	\$133K
Jun 25, 2010	Resale	Trustees Deed	\$123,750	\$64	
Sep 1, 2005	Resale	Bargain And Sale Deed	\$348,450	\$181	\$314K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
John Tartan Elementary School	Elementary	KG–5	0.4 mi
Mojave High School	High	9–12	1.7 mi
Clifford O. Pete Findlay Middle School	Middle	6–8	2.0 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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