

Single Family Residence **RESIDENTIAL**

2714 RIVER RANCH PL

NORTH LAS VEGAS, NV 89081

\$462,828 TopHap Estimate · \$201 / ft² · confidence 96 · as of Jul 14, 2026



4

BEDS

4

BATHS

2,305 ft²

LIVING AREA

0.19 ac

LOT SIZE

2005

YEAR BUILT

2

STORIES

8

ROOMS

2

PARKING

VALUATION

\$463K

\$443K low

\$483K high

Last Sale

\$349,900 · Apr 20, 2021

Est. Owner Equity

\$123,425

Loan-to-Value

71%

TAX & ASSESSMENT

Property Tax	\$2,112 (2026)
Assessed Value	\$153,828
Previous Assessed	\$152,897
Assessor Market Value	\$439,509

PROPERTY FACTS

Property Type	Single Family Residence
County	Clark
Lot (acres)	0.19
Construction	Frame (Unspecified)
Roof	Tile
Heating	Forced Air
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached

Porch · 81 ft²

Sprinklers

CLIMATE RISK

1

FLOOD

1

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
Jul 31, 2025	Financing	Intrafamily Transfer			
Nov 2, 2024	Financing	Intrafamily Transfer			\$339K
Aug 1, 2024	Financing	Intrafamily Transfer			
Apr 20, 2021	Financing	Affidavit Of Death Of Joint Tenant			
Apr 20, 2021	Resale	Bargain And Sale Deed	\$349,900	\$152	\$339K
Aug 28, 2017	Resale	Grant Deed	\$247,500	\$107	\$248K
Aug 24, 2012	Quitclaim	Quit Claim Transfer			
Aug 23, 2012	Resale	Grant Deed	\$125,000	\$54	
Jan 25, 2008	Resale	Bargain And Sale Deed	\$235,000	\$102	\$223K

Jan 30, 2008	Quitclaim	Quit Claim Transfer			
Nov 26, 2007	Non-arms-length	Trustees Deed	\$264,381	\$115	
Jun 24, 2005	Resale	Bargain And Sale Deed	\$362,078	\$157	\$290K
Jun 28, 2005	Quitclaim	Quit Claim Transfer			

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	Owner occupied
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