

Single Family Residence **RESIDENTIAL**

2722 RIVER RANCH PL

NORTH LAS VEGAS, NV 89081

\$438,946 TopHap Estimate · \$190 / ft² · confidence 97 · as of Jul 14, 2026



4

BEDS

4

BATHS

2,305 ft²

LIVING AREA

0.16 ac

LOT SIZE

2005

YEAR BUILT

2

STORIES

8

ROOMS

2

PARKING

VALUATION

\$439K

\$426K low

\$452K high

Last Sale

\$200,000 · Aug 7, 2008

Est. Owner Equity

\$219,985

Loan-to-Value

49%

TAX & ASSESSMENT

Property Tax	\$2,008 (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)	0.16
Construction	Frame (Unspecified)
Roof	Tile
Heating	Forced Air
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached

Porch · 81 ft²

Sprinklers

CLIMATE RISK

1 FLOOD	71 WILDFIRE	80 HEAT	1 STORM	100 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jul 16, 2008	Resale	Bargain And Sale Deed	\$230,000	\$100	\$197K
Mar 25, 2008	Foreclosure sale	Trustees Deed	\$258,898	\$112	
Jun 29, 2005	Resale	Grant Deed	\$349,400	\$152	\$245K
Jun 29, 2005	Quitclaim	Quit Claim Transfer			

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



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

OWNERSHIP

