

Single Family Residence **RESIDENTIAL**

2718 RIVER RANCH PL

NORTH LAS VEGAS, NV 89081

\$413,548 TopHap Estimate · \$200 / ft² · confidence 97 · as of Jul 14, 2026



3
BEDS

3
BATHS

2,065 ft²
LIVING AREA

0.16 ac
LOT SIZE

2005
YEAR BUILT

2
STORIES

7
ROOMS

3
PARKING

VALUATION

\$414K

\$399K low

\$428K high

Last Sale

\$232,000 · Feb 10, 2017

Est. Owner Equity

\$182,948

Loan-to-Value

53%

TAX & ASSESSMENT

Property Tax	\$1,959 (2026)
Assessed Value	\$148,611
Previous Assessed	\$147,434
Assessor Market Value	\$424,603

PROPERTY FACTS

Property Type	Single Family Residence
County	Clark
Lot (acres)	0.16
Construction	Frame (Unspecified)
Roof	Tile
Heating	Forced Air
Cooling	Central
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
Apr 17, 2020	Quitclaim	Quit Claim Transfer			\$231K
Oct 18, 2017	Quitclaim	Quit Claim Transfer			
Feb 6, 2017	Resale	Grant Deed	\$232,000	\$112	\$228K
May 9, 2014	Resale	Bargain And Sale Deed	\$195,250	\$95	\$185K
Apr 24, 2014	Quitclaim	Quit Claim Transfer			
Mar 30, 2009	Resale	Bargain And Sale Deed	\$156,900	\$76	\$154K
Jul 1, 2005	Resale	Grant Deed	\$323,915	\$157	\$259K

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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