

Single Family Residence

RESIDENTIAL

2812 RIVER RANCH PL

NORTH LAS VEGAS, NV 89081

\$413,224 TopHap Estimate · \$200 / ft² · confidence 97 · as of Jul 14, 2026



3

BEDS

3

BATHS

2,065 ft²

LIVING AREA

0.15 ac

LOT SIZE

2005

YEAR BUILT

2

STORIES

7

ROOMS

3

PARKING

VALUATION

\$413K

\$399K low

\$427K high

Last Sale

\$305,000 · Oct 14, 2020

Est. Owner Equity

\$97,244

Loan-to-Value

76%

TAX & ASSESSMENT

Property Tax	\$2,445 (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)	0.15
Construction	Frame (Unspecified)
Roof	Tile
Heating	Forced Air
Cooling	Central
Garage	Garage, Attached

Porch · 81 ft²

Sprinklers

CLIMATE RISK

1 FLOOD	73 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
Oct 7, 2020	Resale	Bargain And Sale Deed	\$305,000	\$148	\$316K
Aug 28, 2008	Resale	Bargain And Sale Deed	\$187,000	\$91	\$191K
Mar 19, 2008	Non-arms-length	Trustees Deed	\$190,000	\$92	
Jun 29, 2005	Resale	Grant Deed	\$331,676	\$161	\$265K

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
--------------------------	----------------------------	-----------------------------	--------------------------------	-------------------------	------------------------

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

OWNERSHIP

Occupancy	Owner occupied
-----------	-----------------------