

Single Family Residence **RESIDENTIAL**

2733 RIVER RANCH PL

NORTH LAS VEGAS, NV 89081

\$367,860 TopHap Estimate · \$219 / ft² · confidence 95 · as of Jul 14, 2026



3
BEDS

3
BATHS

1,679 ft²
LIVING AREA

0.16 ac
LOT SIZE

2005
YEAR BUILT

2
STORIES

6
ROOMS

2
PARKING

VALUATION

\$368K

\$349K low

\$387K high

Last Sale

\$335,047 · Jun 2, 2020

Est. Owner Equity

\$367,860

TAX & ASSESSMENT

Property Tax	\$2,174 (2026)
Assessed Value	\$128,244
Previous Assessed	\$126,378
Assessor Market Value	\$366,411

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 · 60 ft²

Sprinklers

CLIMATE RISK

1
FLOOD

62
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
Dec 29, 2011	Recorded document	Affidavit Of Death			
Dec 29, 2011	Quitclaim	Quit Claim Transfer			
Jun 9, 2008	Resale	Grant Deed	\$170,000	\$101	
Apr 18, 2008	Non-arms-length	Trustees Deed	\$146,200	\$87	
Nov 30, 2004	Resale	Bargain And Sale Deed	\$319,041	\$190	\$255K

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

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

OWNERSHIP

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