

Single Family Residence

RESIDENTIAL

2909 RIVER RANCH PL

NORTH LAS VEGAS, NV 89081

\$407,120 TopHap Estimate · \$211 / ft² · confidence 97 · as of Jul 14, 2026



3

BEDS

3

BATHS

1,928 ft²

LIVING AREA

0.17 ac

LOT SIZE

2005

YEAR BUILT

2

STORIES

6

ROOMS

2

PARKING

VALUATION

\$407K

\$393K low

\$421K high

Last Sale

\$159,036 · Dec 20, 2013

Est. Owner Equity

\$247,099

Loan-to-Value

38%

TAX & ASSESSMENT

Property Tax	\$2,383 (2026)
Assessed Value	\$139,637
Previous Assessed	\$138,164
Assessor Market Value	\$398,963

PROPERTY FACTS

Property Type	Single Family Residence
County	Clark
Lot (acres)	0.17
Construction	Frame (Unspecified)
Roof	Tile
Heating	Forced Air
Cooling	Central
Garage	Garage, Attached

Porch · 377 ft²

Sprinklers

CLIMATE RISK

1
FLOOD

55
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 18, 2013	Resale	Grant Deed	\$159,036	\$82	\$156K
Jun 6, 2008	Resale	Bargain And Sale Deed	\$185,000	\$96	\$182K
Apr 3, 2008	Non-arms-length	Trustees Deed	\$240,550	\$125	
Dec 30, 2005	Quitclaim	Quit Claim Transfer			
Dec 15, 2005	Resale	Bargain And Sale Deed	\$362,000	\$188	\$290K
Sep 29, 2005	Resale	Grant Deed	\$315,873	\$164	\$253K

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
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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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