

Single Family Residence **RESIDENTIAL**

# 9631 RANCHO RIALTO CT

LAS VEGAS, NV 89123

**\$452,287** TopHap Estimate · \$309 / ft<sup>2</sup> · confidence 94 · as of Jul 14, 2026



**3**

BEDS

**2**

BATHS

**1,466 ft<sup>2</sup>**

LIVING AREA

**0.14 ac**

LOT SIZE

**1997**

YEAR BUILT

**1**

STORIES

**5**

ROOMS

**1**

PARKING

## VALUATION

**\$452K**

\$426K low

\$479K high

Last Sale

**\$440,000 · Dec 12, 2024**

Est. Owner Equity

**\$452,287**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$1,750 (2026) |
| Assessed Value        | \$89,064       |
| Previous Assessed     | \$88,432       |
| Assessor Market Value | \$214,889      |

## PROPERTY FACTS

|               |                                  |
|---------------|----------------------------------|
| Property Type | Single Family Residence          |
| County        | CLARK                            |
| Lot (acres)   | 0.14                             |
| Construction  | Frame (Unspecified)              |
| Roof          | Concrete                         |
| Heating       | Forced Air With Air Conditioning |
| Cooling       | Central                          |
| Garage        | Garage, Attached                 |
| Pool          | No                               |

Patio · 49 ft²

Porch · 49 ft²

Sprinklers

## CLIMATE RISK

|            |               |            |            |                |
|------------|---------------|------------|------------|----------------|
| 1<br>FLOOD | 1<br>WILDFIRE | 82<br>HEAT | 1<br>STORM | 100<br>DROUGHT |
|------------|---------------|------------|------------|----------------|

Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                  | PRICE     | \$/FT² | LOAN   |
|--------------|-----------|-----------------------|-----------|--------|--------|
| Aug 16, 2025 | Financing | Intrafamily Transfer  |           |        |        |
| Dec 11, 2024 | Resale    | Bargain And Sale Deed | \$440,000 | \$300  |        |
| Feb 26, 2024 | Resale    | Bargain And Sale Deed | \$427,000 | \$291  |        |
| Feb 26, 2024 | Resale    | Bargain And Sale Deed | \$427,000 | \$291  |        |
| Sep 22, 2021 | Resale    | Bargain And Sale Deed | \$365,000 | \$249  |        |
| Sep 25, 2019 | Quitclaim | Quit Claim Transfer   |           |        | \$228K |
| Jun 14, 2016 | Resale    | Bargain And Sale Deed | \$220,000 | \$150  | \$216K |
| Mar 23, 2005 | Quitclaim | Quit Claim Transfer   |           |        |        |
| Aug 19, 2003 | Quitclaim | Quit Claim Transfer   |           |        | \$137K |

|              |        |            |           |      |        |
|--------------|--------|------------|-----------|------|--------|
| Jun 28, 1999 | Resale | Grant Deed | \$133,000 | \$91 | \$136K |
| Sep 10, 1997 | Resale | Grant Deed | \$117,000 | \$80 |        |

## ASSIGNED SCHOOLS

| SCHOOL                                  | LEVEL      | GRADES | DISTANCE |
|-----------------------------------------|------------|--------|----------|
| Roberta C. Cartwright Elementary School | Elementary | KG–5   | 0.1 mi   |
| Charles Silvestri Junior High School    | Middle     | 6–8    | 0.1 mi   |
| Silverado High School                   | High       | 9–12   | 0.8 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 89123

|                          |                            |                             |                                |                         |                        |
|--------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>91</b><br>CRIME INDEX | <b>89</b><br>AIR POLLUTION | <b>60,705</b><br>POPULATION | <b>\$78K</b><br>MEDIAN IN-COME | <b>66°F</b><br>AVG TEMP | <b>85%</b><br>SUNSHINE |
|--------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

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

## OWNERSHIP

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