

Single Family Residence

RESIDENTIAL

2804 RIVER RANCH PL

NORTH LAS VEGAS, NV 89081

\$457,060 TopHap Estimate · \$221 / ft² · confidence 96 · as of Jun 23, 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

\$457K

\$439K low

\$475K high

Last Sale

\$215,000 · Feb 20, 2009

Est. Owner Equity

\$276,260

Loan-to-Value

40%

TAX & ASSESSMENT

Property Tax	\$2,821 (2026)
Assessed Value	\$158,658
Previous Assessed	\$158,667
Assessor Market Value	\$453,309

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
Pool	Yes

Deck · 250 ft² Patio · 250 ft² Porch · 81 ft² Sprinklers

CLIMATE RISK

1
FLOOD

71
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
Mar 8, 2023	Financing	Redemption Deed			
Feb 2, 2009	Resale	Bargain And Sale Deed	\$215,000	\$104	\$194K
Aug 5, 2008	Non-arms-length	Trustees Deed	\$148,000	\$72	
Nov 14, 2005	Quitclaim	Quit Claim Transfer			
Nov 8, 2005	Resale	Bargain And Sale Deed	\$349,990	\$169	\$280K
Jun 29, 2005	Quitclaim	Quit Claim Transfer			
Jun 29, 2005	Resale	Grant Deed	\$322,193	\$156	\$258K

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	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	Absentee owner
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