

Single Family Residence

RESIDENTIAL

2809 RIVER RANCH PL

NORTH LAS VEGAS, NV 89081

\$438,006 TopHap Estimate · \$212 / ft² · confidence 96 · as of Jul 14, 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

\$438K

\$422K low

\$454K high

Last Sale

\$407,000 · Dec 29, 2021

Est. Owner Equity

\$16,354

Loan-to-Value

91%

TAX & ASSESSMENT

Property Tax	\$2,922 (2026)
Assessed Value	\$176,741
Previous Assessed	\$147,434
Assessor Market Value	\$504,974

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	Pool W/Hot Tub/Spa

Deck · 530 ft²

Porch · 81 ft²

Sprinklers

CLIMATE RISK

1 FLOOD	62 WILDFIRE	80 HEAT	1 STORM	100 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jan 10, 2022	Quitclaim	Quit Claim Transfer	\$326,046	\$158	
Dec 23, 2021	Resale	Bargain And Sale Deed	\$407,000	\$197	\$422K
Jun 8, 2018	Resale	Grant Deed	\$268,000	\$130	\$20K
Mar 8, 2011	Resale	Grant Deed	\$96,500	\$47	
Sep 16, 2010	Foreclosure sale	Trustees Deed	\$256,311	\$124	
Oct 4, 2005	Resale	Grant Deed	\$344,000	\$167	\$275K
Jun 20, 2005	Resale	Grant Deed	\$249,300	\$121	\$249K

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

OWNERSHIP

Occupancy	Owner occupied
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