

Single Family Residence **RESIDENTIAL**

2813 RIVER RANCH PL

NORTH LAS VEGAS, NV 89081

\$446,915 TopHap Estimate · \$194 / ft² · confidence 97 · as of Jul 14, 2026



4
BEDS

4
BATHS

2,305 ft²
LIVING AREA

0.15 ac
LOT SIZE

2005
YEAR BUILT

2
STORIES

8
ROOMS

2
PARKING

VALUATION

\$447K

\$434K low

\$459K high

Last Sale

\$144,000 · Mar 31, 2011

Est. Owner Equity

\$206,915

Loan-to-Value

51%

TAX & ASSESSMENT

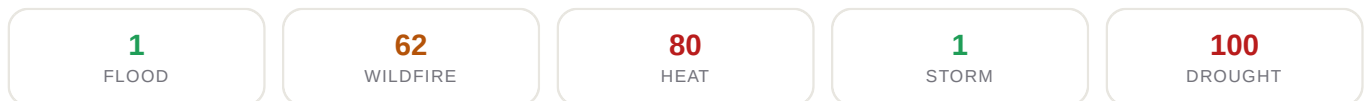
Property Tax	\$2,574 (2026)
Assessed Value	\$169,629
Previous Assessed	\$169,706
Assessor Market Value	\$484,654

PROPERTY FACTS

Property Type	Single Family Residence
County	Clark
Lot (acres)	0.15
Construction	Frame (Unspecified)
Roof	Tile
Heating	Forced Air
Cooling	Central
Garage	Garage, Attached
Pool	Yes

Deck Porch · 465 ft² Sprinklers

CLIMATE RISK



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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Feb 25, 2011	Resale	Grant Deed	\$144,000	\$62	\$115K
Nov 9, 2010	Non-arms-length	Trustees Deed	\$140,000	\$61	
Nov 29, 2004	Resale	Bargain And Sale Deed	\$371,290	\$161	\$297K

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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