

Single Family Residence

RESIDENTIAL

2729 RIVER RANCH PL

NORTH LAS VEGAS, NV 89081

\$416,701 TopHap Estimate · \$202 / ft² · confidence 97 · 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

\$417K

\$403K low

\$430K high

Last Sale

\$261,000 · Apr 16, 2018

Est. Owner Equity

\$176,701

Loan-to-Value

55%

TAX & ASSESSMENT

Property Tax	\$1,903 (2026)
Assessed Value	\$148,611
Previous Assessed	\$147,434
Assessor Market Value	\$424,603

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

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
Jul 5, 2022	Financing	Intrafamily Transfer			
Oct 22, 2020	Quitclaim	Quit Claim Transfer			\$240K
Apr 13, 2018	Resale	Bargain And Sale Deed	\$261,000	\$126	\$261K
Jul 22, 2015	Quitclaim	Quit Claim Transfer			
Jul 22, 2015	Resale	Bargain And Sale Deed	\$204,900	\$99	\$174K
Dec 13, 2010	Quitclaim	Quit Claim Transfer			
Nov 23, 2010	Resale	Bargain And Sale Deed	\$137,900	\$67	\$134K
Jun 28, 2010	Resale	Grant Deed	\$115,000	\$56	
Jul 8, 2010	Quitclaim	Quit Claim Transfer			
Apr 21, 2010	Non-arms-length	Trustees Deed	\$108,000	\$52	

Jun 28, 2005	Quitclaim	Quit Claim Transfer			
Dec 8, 2004	Resale	Bargain And Sale Deed	\$256,755	\$124	\$257K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
John Tartan Elementary School	Elementary	KG–5	0.5 mi
Mojave High School	High	9–12	1.6 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	Owner occupied
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