

Single Family Residence **RESIDENTIAL**

2916 RIVER RANCH PL

NORTH LAS VEGAS, NV 89081

\$375,525 TopHap Estimate · \$224 / ft² · confidence 97 · as of Jul 14, 2026



3
BEDS

3
BATHS

1,679 ft²
LIVING AREA

0.16 ac
LOT SIZE

2005
YEAR BUILT

2
STORIES

6
ROOMS

2
PARKING

VALUATION

\$376K

\$364K low

\$387K high

Last Sale

\$238,000 · Mar 30, 2018

Est. Owner Equity

\$90,087

Loan-to-Value

75%

TAX & ASSESSMENT

Property Tax	\$1,773 (2026)
Assessed Value	\$133,326
Previous Assessed	\$131,099
Assessor Market Value	\$380,931

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 · 444 ft²

Sprinklers

CLIMATE RISK

1 FLOOD	1 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
Mar 30, 2018	Quitclaim	Quit Claim Transfer			
Mar 30, 2018	Resale	Grant Deed	\$238,000	\$142	\$226K
May 25, 2011	Resale	Grant Deed	\$74,550	\$44	
May 8, 2008	Non-arms-length	Trustees Deed	\$10,000	\$6	
Sep 19, 2005	Non-arms-length	Trustees Deed	\$10,000	\$6	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
John Tartan Elementary School	Elementary	KG–5	0.4 mi
Mojave High School	High	9–12	1.8 mi
Clifford O. Pete Findlay Middle School	Middle	6–8	2.1 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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