

Single Family Residence **RESIDENTIAL**

2904 RIVER RANCH PL

NORTH LAS VEGAS, NV 89081

\$432,500 TopHap Estimate · \$188 / ft² · confidence 97 · as of Jul 14, 2026



4
BEDS

3.5
BATHS

2,305 ft²
LIVING AREA

0.15 ac
LOT SIZE

2005
YEAR BUILT

2
STORIES

8
ROOMS

2
PARKING

Pre-foreclosure (NOD)

A foreclosure-related notice has been recorded for this property.

VALUATION

\$433K

\$418K low

\$447K high

Est. Owner Equity	\$55,117
Loan-to-Value	87%

TAX & ASSESSMENT

Property Tax	\$2,180 (2026)
Assessed Value	\$156,002
Previous Assessed	\$155,141
Assessor Market Value	\$343,711

PROPERTY FACTS

Property Type	Single Family Residence
Style	Bi-Level
County	CLARK
Lot (acres)	0.15
Construction	Frame (Unspecified)
Roof	Concrete
Heating	Forced Air With Air Conditioning
Cooling	Central
Garage	Garage, Attached
Pool	No

Porch · 81 ft²

Sprinklers

CLIMATE RISK

1
FLOOD

55
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
May 18, 2023	Financing	Intrafamily Transfer			\$369K
Nov 22, 2019	Resale	Bargain And Sale Deed	\$305,000	\$132	
Dec 5, 2019	Quitclaim	Quit Claim Transfer			
Apr 22, 2018	Quitclaim	Quit Claim Transfer			
Sep 19, 2005	Resale	Grant Deed	\$359,475	\$156	\$286K

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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