

Single Family Residence

RESIDENTIAL

2821 RIVER RANCH PL

NORTH LAS VEGAS, NV 89081

\$428,230 TopHap Estimate · \$207 / ft² · confidence 95 · as of Jul 14, 2026



3

BEDS

3

BATHS

2,065 ft²

LIVING AREA

0.21 ac

LOT SIZE

2006

YEAR BUILT

2

STORIES

7

ROOMS

3

PARKING

VALUATION

\$428K

\$409K low

\$448K high

Last Sale

\$202,500 · Oct 7, 2013

Est. Owner Equity

\$238,730

Loan-to-Value

43%

TAX & ASSESSMENT

Property Tax	\$2,609 (2026)
Assessed Value	\$151,129
Previous Assessed	\$149,987
Assessor Market Value	\$431,797

PROPERTY FACTS

Property Type	Single Family Residence
County	Clark
Lot (acres)	0.21
Construction	Frame (Unspecified)
Roof	Tile
Heating	Forced Air
Cooling	Central
Garage	Garage, Attached

Porch · 81 ft²

Sprinklers

CLIMATE RISK

1
FLOOD

54
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
Oct 4, 2013	Resale	Grant Deed	\$202,500	\$98	\$190K
Oct 4, 2013	Recorded document	Grant Deed			
Feb 4, 2011	Resale	Grant Deed	\$105,501	\$51	
Dec 21, 2010	Resale	Trustees Deed	\$121,500	\$59	
Sep 1, 2005	Resale	Bargain And Sale Deed	\$341,728	\$165	\$273K

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



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

OWNERSHIP

