

Single Family Residence **RESIDENTIAL**

2917 RIVER RANCH PL

NORTH LAS VEGAS, NV 89081

\$407,817 TopHap Estimate · \$212 / ft² · confidence 94 · as of Jul 14, 2026



3

BEDS

3

BATHS

1,928 ft²

LIVING AREA

0.17 ac

LOT SIZE

2005

YEAR BUILT

2

STORIES

6

ROOMS

2

PARKING

VALUATION

\$408K

\$382K low

\$433K high

Est. Owner Equity

\$279,190

Loan-to-Value

31%

TAX & ASSESSMENT

Property Tax	\$1,771 (2026)
Assessed Value	\$139,631
Previous Assessed	\$138,169
Assessor Market Value	\$398,946

PROPERTY FACTS

Property Type	Single Family Residence
County	Clark
Lot (acres)	0.17
Construction	Frame (Unspecified)
Roof	Tile
Heating	Forced Air
Cooling	Central
Garage	Garage, Attached

Porch · 285 ft²

Sprinklers

CLIMATE RISK

46
FLOOD

1
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
Sep 25, 2015	Quitclaim	Quit Claim Transfer			
Sep 25, 2015	Quitclaim	Quit Claim Transfer			
Jul 17, 2015	Quitclaim	Quit Claim Transfer			
Oct 19, 2009	Resale	Grant Deed	\$135,000	\$70	\$129K
May 27, 2009	Non-arms-length	Trustees Deed	\$234,212	\$121	
Sep 14, 2005	Resale	Grant Deed	\$328,000	\$170	\$262K

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
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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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