

Single Family Residence **RESIDENTIAL**

2913 RIVER RANCH PL

NORTH LAS VEGAS, NV 89081

\$375,235 TopHap Estimate · \$223 / ft² · confidence 96 · as of Jun 23, 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

\$375K

\$360K low

\$390K high

Est. Owner Equity

\$375,235

TAX & ASSESSMENT

Property Tax	\$2,174 (2026)
Assessed Value	\$128,244
Previous Assessed	\$126,378
Assessor Market Value	\$366,411

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 · 60 ft²

Sprinklers

CLIMATE RISK

46
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
Oct 24, 2018	Quitclaim	Quit Claim Transfer			\$960M
May 25, 2016	Quitclaim	Quit Claim Transfer			
May 25, 2016	Recorded document	Grant Deed			
May 25, 2016	Quitclaim	Quit Claim Transfer			
May 25, 2016	Recorded document	Grant Deed			
May 25, 2016	Quitclaim	Quit Claim Transfer			
May 25, 2016	Recorded document	Grant Deed			
May 25, 2016	Quitclaim	Quit Claim Transfer			
Apr 23, 2014	Resale	Grant Deed	\$6,800,000	\$4050	
Jun 1, 2013	Financing	Mortgage			\$2.3M

Feb 14, 2012	Resale	Grant Deed	\$87,699	\$52	
Apr 24, 2011	Non-arms-length	Trustees Deed	\$102,000	\$61	
Sep 19, 2005	Resale	Grant Deed	\$308,205	\$184	\$247K

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	Absentee owner
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