

Single Family Residence **RESIDENTIAL**

2825 RIVER RANCH PL

NORTH LAS VEGAS, NV 89081

\$473,060 TopHap Estimate · \$229 / ft² · confidence 96 · as of Jun 23, 2026



3
BEDS

3
BATHS

2,065 ft²
LIVING AREA

0.19 ac
LOT SIZE

2006
YEAR BUILT

2
STORIES

7
ROOMS

3
PARKING

VALUATION

\$473K

\$454K low

\$492K high

Last Sale

\$141,500 · Oct 13, 2010

Est. Owner Equity

\$403,060

Loan-to-Value

15%

TAX & ASSESSMENT

Property Tax	\$2,596 (2026)
Assessed Value	\$163,486
Previous Assessed	\$163,628
Assessor Market Value	\$467,103

PROPERTY FACTS

Property Type	Single Family Residence
County	Clark
Lot (acres)	0.19
Construction	Frame (Unspecified)
Roof	Tile
Heating	Forced Air
Cooling	Central
Garage	Garage, Attached
Pool	Yes

Deck · 300 ft² Patio · 300 ft² Porch · 281 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
Nov 16, 2022	Financing	Affidavit Of Death Of Joint Tenant			
Nov 16, 2022	Financing	Intrafamily Transfer			
Sep 23, 2010	Resale	Grant Deed	\$141,500	\$69	
Aug 11, 2010	Resale	Trustees Deed	\$141,500	\$69	
Sep 1, 2005	Resale	Bargain And Sale Deed	\$334,371	\$162	\$251K

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	Absentee owner
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