

Single Family Residence **RESIDENTIAL**

2908 RIVER RANCH PL

NORTH LAS VEGAS, NV 89081

\$374,824 TopHap Estimate · \$223 / ft² · confidence 97 · as of Jul 14, 2026



3

BEDS

3

BATHS

1,679 ft²

LIVING AREA

0.15 ac

LOT SIZE

2005

YEAR BUILT

2

STORIES

6

ROOMS

2

PARKING

VALUATION

\$375K

\$365K low

\$384K high

Last Sale

\$229,500 · Jan 9, 2018

Est. Owner Equity

\$40,324

Loan-to-Value

88%

TAX & ASSESSMENT

Property Tax	\$1,733 (2026)
Assessed Value	\$133,671
Previous Assessed	\$131,993
Assessor Market Value	\$381,917

PROPERTY FACTS

Property Type	Single Family Residence
County	Clark
Lot (acres)	0.15
Construction	Frame (Unspecified)
Roof	Tile
Heating	Forced Air
Cooling	Central
Garage	Garage, Attached

Porch · 60 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
Jan 4, 2018	Resale	Bargain And Sale Deed	\$229,500	\$137	\$227K
Aug 17, 2012	Resale	Grant Deed	\$89,500	\$53	\$92K
Sep 14, 2005	Resale	Grant Deed	\$308,400	\$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	2.0 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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