

Single Family Residence

RESIDENTIAL

2824 RIVER RANCH PL

NORTH LAS VEGAS, NV 89081

\$368,760 TopHap Estimate · \$220 / 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

\$369K

\$359K low

\$378K high

Last Sale

\$360,000 · Dec 13, 2021

Est. Owner Equity

\$80,760

Loan-to-Value

76%

TAX & ASSESSMENT

Property Tax	\$1,799 (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)	0.15
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
Dec 9, 2021	Resale	Bargain And Sale Deed	\$360,000	\$214	\$288K
Aug 21, 2020	Quitclaim	Quit Claim Transfer			
Jul 29, 2019	Recorded document	Correction Deed			
Jul 29, 2019	Resale	Bargain And Sale Deed	\$260,500	\$155	\$261K
May 22, 2017	Resale	Grant Deed	\$217,500	\$130	\$215K
Feb 10, 2017	Resale	Trustees Deed	\$168,000	\$100	
Sep 30, 2005	Resale	Grant Deed	\$292,310	\$174	\$234K
Sep 30, 2005	Quitclaim	Quit Claim Transfer			

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	Owner occupied
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