

Single Family Residence **RESIDENTIAL**

2912 RIVER RANCH PL

NORTH LAS VEGAS, NV 89081

\$418,209 TopHap Estimate · \$203 / ft² · confidence 96 · as of Jul 14, 2026



3
BEDS

3
BATHS

2,065 ft²
LIVING AREA

0.15 ac
LOT SIZE

2006
YEAR BUILT

2
STORIES

7
ROOMS

3
PARKING

VALUATION

\$418K

\$402K low

\$434K high

Est. Owner Equity

\$269,450

Loan-to-Value

36%

TAX & ASSESSMENT

Property Tax	\$1,987 (2026)
Assessed Value	\$153,373
Previous Assessed	\$152,195
Assessor Market Value	\$438,209

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 · 81 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 17, 2010	Quitclaim	Quit Claim Transfer			\$115K
Mar 23, 2010	Resale	Grant Deed	\$152,000	\$74	\$152K
Oct 19, 2009	Foreclosure sale	Trustees Deed	\$282,898	\$137	
Sep 22, 2005	Resale	Grant Deed	\$335,700	\$163	\$269K

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	Owner occupied
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