

Single Family Residence **RESIDENTIAL**

9695 RANKIN RIDGE CT

LAS VEGAS, NV 89178

\$519,339 TopHap Estimate · \$331 / ft² · confidence 95 · as of Jul 14, 2026



3
BEDS

3
BATHS

1,568 ft²
LIVING AREA

0.12 ac
LOT SIZE

2022
YEAR BUILT

2
STORIES

5
ROOMS

2
PARKING

VALUATION

\$519K

\$495K low

\$544K high

Last Sale

\$413,976 · Aug 31, 2022

Est. Owner Equity

\$167,459

Loan-to-Value

70%

TAX & ASSESSMENT

Property Tax	\$4,313 (2026)
Assessed Value	\$164,500
Previous Assessed	\$146,964
Assessor Market Value	\$470,000

PROPERTY FACTS

Property Type	Single Family Residence
County	Clark
Lot (acres)	0.12
Construction	Frame (Unspecified)
Roof	Tile
Heating	Forced Air
Cooling	Central
Garage	Garage, Built-in

Sprinklers

CLIMATE RISK

57
FLOOD

95
WILDFIRE

78
HEAT

1
STORM

100
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Aug 30, 2022	Resale	Bargain And Sale Deed	\$413,976	\$264	\$352K
Feb 17, 2022	Resale	Bargain And Sale Deed	\$588,724	\$375	
Mar 24, 2021	Resale	Bargain And Sale Deed	\$7,190,656	\$4586	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Tyrone Thompson Elementary School	Elementary	KG–5	1.4 mi
Barry and June Gunderson Middle School	Middle	6–8	3.0 mi
Sierra Vista High School	High	9–12	3.6 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 89178

17 CRIME INDEX	84 AIR POLLUTION	28,750 POPULATION	\$90K MEDIAN IN-COME	60°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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