

Single Family Residence **RESIDENTIAL**

9689 RANKIN RIDGE CT

LAS VEGAS, NV 89178

\$460,319 TopHap Estimate · \$283 / ft² · confidence 95 · as of Jun 23, 2026



3
BEDS

3
BATHS

1,625 ft²
LIVING AREA

4,134 ft²
LOT SIZE

2022
YEAR BUILT

2
STORIES

6
ROOMS

2
PARKING

VALUATION

\$460K

\$437K low

\$483K high

Last Sale

\$420,000 · Aug 12, 2022

Est. Owner Equity

\$460,319

TAX & ASSESSMENT

Property Tax	\$4,163 (2026)
Assessed Value	\$158,936
Previous Assessed	\$141,838
Assessor Market Value	\$454,103

PROPERTY FACTS

Property Type	Single Family Residence
County	Clark
Lot (acres)	0.10
Construction	Frame (Unspecified)
Roof	Tile
Heating	Forced Air
Cooling	Central
Garage	Garage, Built-in

Sprinklers

CLIMATE RISK

17
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 11, 2022	Resale	Bargain And Sale Deed	\$420,000	\$258	
Feb 17, 2022	Resale	Bargain And Sale Deed	\$588,724	\$362	
Mar 24, 2021	Resale	Bargain And Sale Deed	\$7,190,656	\$4425	

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	Absentee owner
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