

Single Family Residence **RESIDENTIAL**

9683 RANKIN RIDGE CT

LAS VEGAS, NV 89178

\$569,420 TopHap Estimate · \$363 / ft² · confidence 94 · as of Jul 14, 2026



3
BEDS

3
BATHS

1,568 ft²
LIVING AREA

4,138 ft²
LOT SIZE

2022
YEAR BUILT

2
STORIES

5
ROOMS

2
PARKING

VALUATION

\$569K

\$533K low

\$606K high

Last Sale

\$466,174 · Jun 24, 2022

Est. Owner Equity

\$178,246

Loan-to-Value

74%

TAX & ASSESSMENT

Property Tax	\$4,834 (2026)
Assessed Value	\$183,371
Previous Assessed	\$164,722
Assessor Market Value	\$523,917

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
Pool	Pool W/Hot Tub/Spa

Deck · 230 ft²

Sprinklers

CLIMATE RISK

11
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	\$/FT²	LOAN
Sep 5, 2024	Financing	Intrafamily Transfer			
Jun 20, 2022	Resale	Bargain And Sale Deed	\$466,174	\$297	\$391K
Jan 14, 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	1.5 mi
Barry and June Gunderson Middle School	Middle	6–8	3.0 mi
Sierra Vista High School	High	9–12	3.5 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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