

Single Family Residence

RESIDENTIAL

9665 RANKIN RIDGE CT

LAS VEGAS, NV 89178

\$531,306 TopHap Estimate · \$339 / ft² · confidence 95 · as of Jul 14, 2026



3

BEDS

3

BATHS

1,568 ft²

LIVING AREA

4,151 ft²

LOT SIZE

2022

YEAR BUILT

2

STORIES

5

ROOMS

2

PARKING

VALUATION

\$531K

\$505K low

\$558K high

Last Sale

\$449,801 · Jun 6, 2022

Est. Owner Equity

\$128,965

Loan-to-Value

80%

TAX & ASSESSMENT

Property Tax	\$4,145 (2026)
Assessed Value	\$160,397
Previous Assessed	\$138,775
Assessor Market Value	\$458,277

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

1
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
Jan 29, 2025	Financing	Intrafamily Transfer			\$43K
Jun 2, 2020	Resale	Bargain And Sale Deed	\$449,801	\$287	\$360K
Dec 15, 2021	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	3.1 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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