

Single Family Residence

RESIDENTIAL

9647 RANKIN RIDGE CT

LAS VEGAS, NV 89178

\$448,537 TopHap Estimate · \$361 / ft² · confidence 96 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,242 ft²

LIVING AREA

4,164 ft²

LOT SIZE

2022

YEAR BUILT

1

STORIES

5

ROOMS

1

PARKING

VALUATION

\$449K

\$430K low

\$467K high

Last Sale

\$435,940 · Apr 28, 2022

Est. Owner Equity

\$448,537

TAX & ASSESSMENT

Property Tax	\$3,496 (2026)
Assessed Value	\$136,320
Previous Assessed	\$122,043
Assessor Market Value	\$389,486

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, Attached

Sprinklers

CLIMATE RISK

1
FLOOD

94
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
Apr 27, 2022	Resale	Bargain And Sale Deed	\$435,940	\$351	
Oct 15, 2021	Resale	Bargain And Sale Deed	\$883,159	\$711	
Mar 24, 2021	Resale	Bargain And Sale Deed	\$7,190,656	\$5790	

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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