

Single Family Residence **RESIDENTIAL**

9641 RANKIN RIDGE CT

LAS VEGAS, NV 89178

\$505,188 TopHap Estimate · \$322 / ft² · confidence 93 · as of Jul 14, 2026

3
BEDS

3
BATHS

1,568 ft²
LIVING AREA

0.14 ac
LOT SIZE

2022
YEAR BUILT

2
STORIES

5
ROOMS

2
PARKING

VALUATION

\$505K

\$470K low

\$541K high

Last Sale

\$497,000 · Jul 15, 2025

Est. Owner Equity

\$17,190

Loan-to-Value

97%

TAX & ASSESSMENT

Property Tax

\$4,101 (2026)

Assessed Value

\$161,416

Previous Assessed

\$144,288

Assessor Market Value

\$461,188

PROPERTY FACTS

Property Type	Single Family Residence
County	Clark
Lot (acres)	0.14
Construction	Frame (Unspecified)
Roof	Tile
Heating	Forced Air
Cooling	Central
Garage	Garage, Built-in

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
Jul 11, 2025	Resale	Bargain And Sale Deed	\$497,000	\$317	\$488K
Apr 25, 2022	Resale	Bargain And Sale Deed	\$454,588	\$290	\$455K
Oct 15, 2021	Resale	Bargain And Sale Deed	\$883,159	\$563	
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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