

Single Family Residence

RESIDENTIAL

9646 RANKIN RIDGE CT

LAS VEGAS, NV 89178

\$515,435 TopHap Estimate · \$317 / ft² · confidence 96 · as of Jul 14, 2026



3

BEDS

3

BATHS

1,625 ft²

LIVING AREA

3,624 ft²

LOT SIZE

2022

YEAR BUILT

2

STORIES

6

ROOMS

2

PARKING

VALUATION

\$515K

\$492K low

\$538K high

Est. Owner Equity

\$515,435

TAX & ASSESSMENT

Property Tax	\$3,402 (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)	0.08
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
Mar 16, 2023	Financing	Bargain And Sale Deed			
May 5, 2022	Resale	Bargain And Sale Deed	\$449,320	\$277	\$449K
Nov 18, 2021	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	3.5 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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