

Single Family Residence **RESIDENTIAL**

9664 RANKIN RIDGE CT

LAS VEGAS, NV 89178

\$403,274 TopHap Estimate · \$325 / ft² · confidence 95 · as of Jun 23, 2026



3

BEDS

2

BATHS

1,242 ft²

LIVING AREA

3,668 ft²

LOT SIZE

2022

YEAR BUILT

1

STORIES

5

ROOMS

1

PARKING

VALUATION

\$403K

\$383K low

\$423K high

Last Sale

\$422,000 · Jun 30, 2026

Est. Owner Equity

\$0

Loan-to-Value

103%

TAX & ASSESSMENT

Property Tax	\$3,671 (2026)
Assessed Value	\$139,728
Previous Assessed	\$125,073
Assessor Market Value	\$85,000

PROPERTY FACTS

Property Type	Single Family Residence
County	CLARK
Lot (acres)	0.08
Roof	Concrete
Heating	Forced Air With Air Conditioning
Cooling	Central
Garage	Garage, Attached
Pool	No

CLIMATE RISK

11 FLOOD	94 WILDFIRE	78 HEAT	1 STORM	100 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jun 27, 2026	Resale	Bargain And Sale Deed	\$422,000	\$340	\$414K
Jan 8, 2026	Financing	Intrafamily Transfer			
Jan 8, 2026	Financing	Affidavit Of Death Of Joint Tenant			
May 26, 2022	Resale	Bargain And Sale Deed	\$441,751	\$356	
Dec 15, 2021	Resale	Bargain And Sale Deed	\$588,724	\$474	
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	1.4 mi
Barry and June Gunderson Middle School	Middle	6–8	3.0 mi

Sierra Vista High School	High	9–12	3.5 mi
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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	Absentee owner
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