

Single Family Residence **RESIDENTIAL**

9682 RANKIN RIDGE CT

LAS VEGAS, NV 89178

\$487,692 TopHap Estimate · \$311 / ft² · confidence 94 · as of Jul 14, 2026



3
BEDS

3
BATHS

1,568 ft²
LIVING AREA

3,668 ft²
LOT SIZE

2022
YEAR BUILT

2
STORIES

5
ROOMS

2
PARKING

VALUATION

\$488K

\$460K low

\$515K high

Last Sale

\$470,000 · Jul 30, 2024

Est. Owner Equity

\$19,752

Loan-to-Value

96%

TAX & ASSESSMENT

Assessed Value	\$155,378
Previous Assessed	\$138,775
Assessor Market Value	\$443,937

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

49
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
Jul 27, 2024	Financing	Re-Recorded Document			\$461K
Jul 27, 2024	Resale	Bargain And Sale Deed	\$470,000	\$300	\$461K
Jun 23, 2022	Resale	Bargain And Sale Deed	\$462,812	\$295	\$440K
Feb 17, 2022	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	1.4 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	Absentee owner
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