

Single Family Residence **RESIDENTIAL**

9688 RANKIN RIDGE CT

LAS VEGAS, NV 89178

\$549,900 TopHap Estimate · \$338 / ft² · confidence 96 · as of Jul 14, 2026



3
BEDS

2.5
BATHS

1,625 ft²
LIVING AREA

3,668 ft²
LOT SIZE

2022
YEAR BUILT

2
STORIES

6
ROOMS

2
PARKING

VALUATION

\$550K

\$527K low

\$573K high

Last Sale

\$588,724 · Feb 22, 2022

Est. Owner Equity

\$177,202

Loan-to-Value

69%

TAX & ASSESSMENT

Property Tax	\$4,868 (2026)
Assessed Value	\$184,865
Previous Assessed	\$165,879
Assessor Market Value	\$85,000

PROPERTY FACTS

Property Type	Single Family Residence
Style	Bi-Level
County	CLARK
Lot (acres)	0.08
Roof	Concrete
Heating	Forced Air With Air Conditioning
Cooling	Central
Garage	Garage, Attached
Pool	Yes

Deck · 470 ft²

CLIMATE RISK

51
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	\$/FT²	LOAN
Aug 19, 2025	Financing	Intrafamily Transfer			
Aug 3, 2022	Resale	Bargain And Sale Deed	\$465,873	\$287	\$373K
Feb 17, 2022	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
--------------------------	----------------------------	-----------------------------	--------------------------------	-------------------------	------------------------

Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
-----------	-----------------------