

Single Family Residence **RESIDENTIAL**

2675 RIVER RANCH PL

NORTH LAS VEGAS, NV 89081

\$476,940 TopHap Estimate · \$207 / ft² · confidence 96 · as of Jul 14, 2026



4

BEDS

3.5

BATHS

2,305 ft²

LIVING AREA

0.23 ac

LOT SIZE

2005

YEAR BUILT

2

STORIES

8

ROOMS

2

PARKING

VALUATION

\$477K

\$456K low

\$498K high

Last Sale

\$341,006 · Oct 15, 2021

Est. Owner Equity

\$476,940

TAX & ASSESSMENT

Property Tax	\$2,887 (2026)
Assessed Value	\$179,192
Previous Assessed	\$179,655
Assessor Market Value	\$397,017

PROPERTY FACTS

Property Type	Single Family Residence
Style	Bi-Level
County	CLARK
Lot (acres)	0.23
Construction	Frame (Unspecified)
Roof	Concrete
Heating	Forced Air With Air Conditioning
Cooling	Central
Garage	Garage, Attached
Pool	Yes

Deck · 300 ft² Patio · 300 ft² Porch · 465 ft² Sprinklers

CLIMATE RISK

36
FLOOD

69
WILDFIRE

80
HEAT

1
STORM

100
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 11, 2026	Financing	Re-Recorded Document			
May 11, 2026	Financing	Bargain And Sale Deed			
Dec 19, 2023	Financing	Bargain And Sale Deed			
Oct 15, 2021	Resale	Bargain And Sale Deed	\$341,006	\$148	\$283K
Nov 29, 2017	Quitclaim	Quit Claim Transfer			
Jul 1, 2005	Resale	Bargain And Sale Deed	\$380,940	\$165	\$302K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
John Tartan Elementary School	Elementary	KG–5	0.5 mi
Mojave High School	High	9–12	1.5 mi
Clifford O. Pete Findlay Middle School	Middle	6–8	1.8 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 89081

27 CRIME INDEX	95 AIR POLLUTION	38,153 POPULATION	\$79K MEDIAN IN-COME	67°F AVG TEMP	85% SUNSHINE
--------------------------	----------------------------	-----------------------------	--------------------------------	-------------------------	------------------------

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

OWNERSHIP

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