

Single Family Residence **RESIDENTIAL**

2679 RIVER RANCH PL

NORTH LAS VEGAS, NV 89081

\$441,417 TopHap Estimate · \$192 / ft² · confidence 96 · as of Jul 14, 2026



4

BEDS

4

BATHS

2,305 ft²
LIVING AREA

0.15 ac
LOT SIZE

2005

YEAR BUILT

2

STORIES

8

ROOMS

2

PARKING

VALUATION

\$441K

\$424K low

\$459K high

Last Sale

\$330,000 · Sep 17, 2020

Est. Owner Equity

\$121,317

Loan-to-Value

70%

TAX & ASSESSMENT

Property Tax	\$2,559 (2026)
Assessed Value	\$155,373
Previous Assessed	\$154,494
Assessor Market Value	\$443,923

PROPERTY FACTS

Property Type	Single Family Residence
County	Clark
Lot (acres)	0.15
Construction	Frame (Unspecified)
Roof	Tile
Heating	Forced Air
Cooling	Central
Garage	Garage, Attached

Porch · 81 ft²

Sprinklers

CLIMATE RISK

16
FLOOD

63
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
Sep 8, 2020	Resale	Grant Deed	\$330,000	\$143	\$320K
Dec 12, 2019	Financing	Affidavit Of Death			\$220K
Oct 28, 2015	Resale	Grant Deed	\$235,000	\$102	\$243K
Apr 9, 2013	Resale	Grant Deed	\$158,330	\$69	\$127K
Apr 9, 2013	Quitclaim	Quit Claim Transfer			
Nov 29, 2012	Foreclosure sale	Trustees Deed	\$280,512	\$122	
Jun 24, 2005	Resale	Grant Deed	\$373,165	\$162	\$273K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
John Tartan Elementary School	Elementary	KG–5	0.5 mi
Mojave High School	High	9–12	1.6 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
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Absentee owner
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