

Single Family Residence **RESIDENTIAL**

2683 RIVER RANCH PL

NORTH LAS VEGAS, NV 89081

\$392,922 TopHap Estimate · \$234 / ft² · confidence 91 · as of Jul 14, 2026



3
BEDS

3
BATHS

1,679 ft²
LIVING AREA

0.15 ac
LOT SIZE

2005
YEAR BUILT

2
STORIES

6
ROOMS

2
PARKING

VALUATION

\$393K

\$356K low

\$430K high

Last Sale

\$390,000 · Sep 2, 2025

Est. Owner Equity

\$2,922

Loan-to-Value

99%

TAX & ASSESSMENT

Property Tax	\$2,273 (2026)
Assessed Value	\$131,373
Previous Assessed	\$129,619
Assessor Market Value	\$375,351

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 · 60 ft²

Sprinklers

CLIMATE RISK

11 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
Aug 29, 2025	Resale	Bargain And Sale Deed	\$390,000	\$232	\$390K
Apr 1, 2014	Resale	Bargain And Sale Deed	\$157,000	\$94	\$154K
May 26, 2010	Resale	Bargain And Sale Deed	\$130,000	\$77	\$96K
Aug 17, 2005	Resale	Grant Deed	\$307,261	\$183	\$277K

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
--------------------------------------	--	---	--	-------------------------------------	------------------------------------

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

OWNERSHIP

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