

Single Family Residence **RESIDENTIAL**

2705 RIVER RANCH PL

NORTH LAS VEGAS, NV 89081

\$467,007 TopHap Estimate · \$226 / ft² · confidence 95 · as of Jun 23, 2026



3

BEDS

3

BATHS

2,065 ft²

LIVING AREA

0.16 ac

LOT SIZE

2005

YEAR BUILT

2

STORIES

7

ROOMS

3

PARKING

VALUATION

\$467K

\$444K low

\$490K high

Last Sale

\$330,064 · Jun 24, 2005

Est. Owner Equity

\$217,805

Loan-to-Value

53%

TAX & ASSESSMENT

Property Tax	\$2,564 (2026)
Assessed Value	\$148,611
Previous Assessed	\$147,434
Assessor Market Value	\$424,603

PROPERTY FACTS

Property Type	Single Family Residence
County	Clark
Lot (acres)	0.16
Construction	Frame (Unspecified)
Roof	Tile
Heating	Forced Air
Cooling	Central
Garage	Garage, Attached

Porch · 81 ft²

Sprinklers

CLIMATE RISK

1 FLOOD	1 WILDFIRE	80 HEAT	1 STORM	100 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jun 24, 2005	Quitclaim	Quit Claim Transfer			
Dec 8, 2004	Resale	Bargain And Sale Deed	\$330,064	\$160	\$249K

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	1.9 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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