

Single Family Residence **RESIDENTIAL**

2709 RIVER RANCH PL

NORTH LAS VEGAS, NV 89081

\$410,137 TopHap Estimate · \$213 / ft² · confidence 96 · as of Jul 14, 2026



3
BEDS

3
BATHS

1,928 ft²
LIVING AREA

0.16 ac
LOT SIZE

2005
YEAR BUILT

2
STORIES

6
ROOMS

2
PARKING

VALUATION

\$410K

\$395K low

\$426K high

Last Sale

\$129,900 · Jan 26, 2010

Est. Owner Equity

\$282,591

Loan-to-Value

31%

TAX & ASSESSMENT

Property Tax	\$1,834 (2026)
Assessed Value	\$144,852
Previous Assessed	\$143,030
Assessor Market Value	\$413,863

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 · 453 ft²

Sprinklers

CLIMATE RISK

1
FLOOD

1
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
Jan 15, 2010	Resale	Grant Deed	\$129,900	\$67	\$128K
Jun 23, 2005	Resale	Grant Deed	\$331,123	\$172	\$298K

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	Owner occupied
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