

Single Family Residence **RESIDENTIAL**

# 2713 RIVER RANCH PL

NORTH LAS VEGAS, NV 89081

**\$440,000** TopHap Estimate · \$191 / ft² · confidence 96 · as of Jul 14, 2026



**4**  
BEDS

**4**  
BATHS

**2,305 ft²**  
LIVING AREA

**0.16 ac**  
LOT SIZE

**2005**  
YEAR BUILT

**2**  
STORIES

**8**  
ROOMS

**2**  
PARKING

## VALUATION

**\$440K**

\$423K low

\$457K high

Last Sale

**\$430,000 · Aug 8, 2022**

Est. Owner Equity

**\$17,789**

Loan-to-Value

**96%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$2,740 (2026) |
| Assessed Value        | \$158,910      |
| Previous Assessed     | \$157,618      |
| Assessor Market Value | \$454,029      |

## PROPERTY FACTS

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

Porch · 465 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   |
|--------------|-----------|-----------------------|-----------|--------|--------|
| Aug 5, 2022  | Resale    | Bargain And Sale Deed | \$430,000 | \$187  | \$422K |
| Apr 13, 2011 | Resale    | Trustees Deed         | \$103,600 | \$45   |        |
| Aug 23, 2006 | Financing | Grant Deed            |           |        | \$198K |
| Jul 20, 2005 | Resale    | Grant Deed            | \$392,650 | \$170  | \$193K |

## 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

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

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

## OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|