

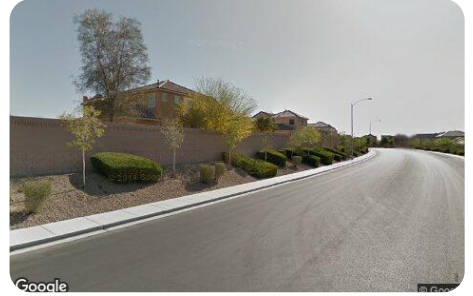
Single Family Residence

RESIDENTIAL

2717 RIVER RANCH PL

NORTH LAS VEGAS, NV 89081

\$408,938 TopHap Estimate · \$212 / 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

\$409K

\$394K low

\$424K high

Last Sale

\$135,000 · Aug 5, 2010

Est. Owner Equity

\$282,938

Loan-to-Value

30%

TAX & ASSESSMENT

Property Tax	\$2,470 (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
Aug 3, 2010	Quitclaim	Quit Claim Transfer			
Aug 3, 2010	Resale	Bargain And Sale Deed	\$135,000	\$70	\$133K
Jun 17, 2005	Resale	Grant Deed	\$266,300	\$138	\$266K

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

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

OWNERSHIP

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