

Single Family Residence **RESIDENTIAL**

2721 RIVER RANCH PL

NORTH LAS VEGAS, NV 89081

\$437,315 TopHap Estimate · \$190 / ft² · confidence 97 · 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

\$437K

\$423K low

\$451K high

Last Sale

\$435,000 · Apr 19, 2024

Est. Owner Equity

\$10,194

Loan-to-Value

95%

TAX & ASSESSMENT

Property Tax	\$2,441 (2026)
Assessed Value	\$157,976
Previous Assessed	\$156,653
Assessor Market Value	\$451,360

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 · 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
Apr 18, 2024	Resale	Bargain And Sale Deed	\$435,000	\$189	\$427K
Apr 18, 2024	Financing	Intrafamily Transfer			
Jan 7, 2010	Resale	Grant Deed	\$160,000	\$69	\$163K
Oct 23, 2009	Resale	Grant Deed	\$135,402	\$59	
Aug 8, 2006	Financing	Intrafamily Transfer			\$320K
Jun 28, 2005	Resale	Grant Deed	\$394,760	\$171	\$235K

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
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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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