

Single Family Residence **RESIDENTIAL**

2808 RIVER RANCH PL

NORTH LAS VEGAS, NV 89081

\$387,481 TopHap Estimate · \$231 / ft² · confidence 96 · as of Jun 23, 2026



3
BEDS

3
BATHS

1,679 ft²
LIVING AREA

0.16 ac
LOT SIZE

2005
YEAR BUILT

2
STORIES

6
ROOMS

2
PARKING

VALUATION

\$387K

\$372K low

\$403K high

Last Sale

\$149,000 · Nov 27, 2013

Est. Owner Equity

\$387,481

TAX & ASSESSMENT

Property Tax	\$2,235 (2026)
Assessed Value	\$131,111
Previous Assessed	\$129,347
Assessor Market Value	\$374,603

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 · 60 ft²

Sprinklers

CLIMATE RISK

1 FLOOD	71 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
Oct 4, 2018	Quitclaim	Quit Claim Transfer			
Jul 26, 2016	Financing	Grant Deed			\$876M
Sep 26, 2014	Quitclaim	Quit Claim Transfer			
Sep 26, 2014	Quitclaim	Quit Claim Transfer			
Sep 26, 2014	Quitclaim	Quit Claim Transfer			
Sep 26, 2014	Quitclaim	Quit Claim Transfer			
Nov 25, 2013	Resale	Grant Deed	\$149,000	\$89	
Dec 28, 2010	Resale	Grant Deed	\$123,000	\$73	\$121K
Aug 10, 2010	Resale	Trustees Deed	\$90,500	\$54	
Jun 28, 2005	Resale	Grant Deed	\$313,985	\$187	\$251K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
John Tartan Elementary School	Elementary	KG–5	0.4 mi
Mojave High School	High	9–12	1.7 mi
Clifford O. Pete Findlay Middle School	Middle	6–8	2.0 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.