

Single Family Residence

RESIDENTIAL

2855 RICE ST

LOGANDALE, NV 89021

\$456,165 TopHap Estimate · \$155 / ft² · confidence 86 · as of Jul 14, 2026



3

BEDS

3

BATHS

2,946 ft²

LIVING AREA

0.66 ac

LOT SIZE

1992

YEAR BUILT

2

STORIES

6

ROOMS

3

PARKING

VALUATION

\$456K

\$392K low

\$520K high

Last Sale

\$435,000 · Jul 3, 2025

Est. Owner Equity

\$29,044

Loan-to-Value

94%

TAX & ASSESSMENT

Property Tax	\$1,869 (2026)
Assessed Value	\$102,909
Previous Assessed	\$101,801
Assessor Market Value	\$294,026

PROPERTY FACTS

Property Type	Single Family Residence
Style	2 Story Plus
County	Clark
Lot (acres)	0.66
Construction	Frame (Unspecified)
Roof	Tile
Heating	Forced Air
Cooling	Central
Fireplace	Yes
Garage	Garage, Built-in

Patio · 1,326 ft²

Porch · 1,326 ft²

CLIMATE RISK

42

FLOOD

91

WILDFIRE

82

HEAT

1

STORM

88

DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jun 27, 2025	Resale	Bargain And Sale Deed	\$435,000	\$148	\$427K
Mar 29, 2021	Resale	Bargain And Sale Deed	\$345,000	\$117	\$245K
Jun 29, 2018	Resale	Bargain And Sale Deed	\$239,000	\$81	\$241K
Dec 1, 2010	Resale	Bargain And Sale Deed	\$105,000	\$36	\$111K
Jul 1, 2010	Foreclosure sale	Trustees Deed	\$263,755	\$90	
Dec 7, 2004	Quitclaim	Quit Claim Transfer			\$232K
Dec 2, 2004	Quitclaim	Quit Claim Transfer			
Oct 2, 2003	Resale	Grant Deed	\$208,250	\$71	\$198K

Nov 24, 1993	Quitclaim	Quit Claim Transfer	\$143K
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ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Grant Bowler Elementary School	Elementary	KG–5	1.2 mi
Moapa Valley High School	High	9–12	1.5 mi
W. Mack Lyon Middle School	Middle	6–8	4.0 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 89021

30 CRIME INDEX	85 AIR POLLUTION	3,168 POPULATION	\$108K MEDIAN IN-COME	65°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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