

Single Family Residence **RESIDENTIAL**

2730 RIVER RANCH PL

NORTH LAS VEGAS, NV 89081

\$435,583 TopHap Estimate · \$189 / 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

\$436K

\$424K low

\$448K high

Last Sale

\$265,000 · Dec 28, 2007

Est. Owner Equity

\$223,583

Loan-to-Value

48%

TAX & ASSESSMENT

Property Tax	\$2,690 (2026)
Assessed Value	\$152,894
Previous Assessed	\$151,932
Assessor Market Value	\$436,840

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 · 81 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
Dec 21, 2007	Quitclaim	Quit Claim Transfer			
Dec 11, 2007	Resale	Bargain And Sale Deed	\$265,000	\$115	\$212K
Jun 14, 2005	Resale	Bargain And Sale Deed	\$372,263	\$162	\$298K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
John Tartan Elementary School	Elementary	KG–5	0.4 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
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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