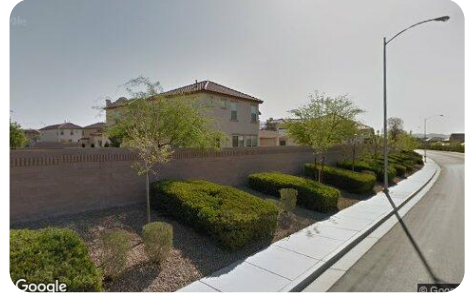


Single Family Residence **RESIDENTIAL**

2687 RIVER RANCH PL

NORTH LAS VEGAS, NV 89081

\$414,785 TopHap Estimate · \$201 / ft² · confidence 98 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

2,065 ft²

LIVING AREA

0.15 ac

LOT SIZE

2005

YEAR BUILT

2

STORIES

7

ROOMS

3

PARKING

VALUATION

\$415K

\$405K low

\$425K high

Last Sale

\$336,497 · Mar 1, 2022

Est. Owner Equity

\$88,445

Loan-to-Value

77%

TAX & ASSESSMENT

Property Tax	\$1,952 (2026)
Assessed Value	\$153,693
Previous Assessed	\$152,155
Assessor Market Value	\$336,497

PROPERTY FACTS

Property Type	Single Family Residence
Style	Bi-Level
County	CLARK
Lot (acres)	0.15
Construction	Frame (Unspecified)
Roof	Concrete
Heating	Forced Air With Air Conditioning
Cooling	Central
Garage	Garage, Attached
Pool	No

Porch · 465 ft²

Sprinklers

CLIMATE RISK

1

FLOOD

63

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
Jan 25, 2022	Financing	Intrafamily Transfer			\$326K
Aug 7, 2018	Financing	Intrafamily Transfer			\$241K
Sep 18, 2015	Resale	Bargain And Sale Deed	\$216,000	\$105	
Jun 8, 2006	Resale	Bargain And Sale Deed	\$374,000	\$181	\$100K
Jun 22, 2005	Resale	Grant Deed	\$337,500	\$163	\$270K

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

OWNERSHIP

Occupancy	Owner occupied
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