

Single Family Residence **RESIDENTIAL**

8522 RIVER RIDGE DR

LAS VEGAS, NV 89131

\$567,636 TopHap Estimate · \$236 / ft² · confidence 97 · as of Jul 14, 2026



3

BEDS

3

BATHS

2,401 ft²

LIVING AREA

0.17 ac

LOT SIZE

2004

YEAR BUILT

1

STORIES

6

ROOMS

2

PARKING

VALUATION

\$568K

\$551K low

\$585K high

Last Sale

\$560,000 · Mar 31, 2026

Est. Owner Equity

\$567,636

TAX & ASSESSMENT

Property Tax	\$2,923 (2026)
Assessed Value	\$155,674
Previous Assessed	\$153,008
Assessor Market Value	\$444,783

PROPERTY FACTS

Property Type	Single Family Residence
County	Clark
Lot (acres)	0.17
Construction	Frame (Unspecified)
Roof	Tile
Heating	Forced Air
Cooling	Central
Garage	Garage, Attached

Porch · 535 ft²

Sprinklers

CLIMATE RISK

80
FLOOD

50
WILDFIRE

83
HEAT

1
STORM

100
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Mar 25, 2026	Resale	Bargain And Sale Deed	\$560,000	\$233	
Mar 20, 2017	Recorded document	Grant Deed			
Feb 3, 2011	Resale	Grant Deed	\$205,000	\$85	
Sep 28, 2010	Foreclosure sale	Trustees Deed	\$455,571	\$190	
Oct 18, 2010	Quitclaim	Quit Claim Transfer			
Apr 20, 2004	Quitclaim	Quit Claim Transfer			\$398K
Oct 30, 2003	Resale	Grant Deed	\$374,400	\$156	\$323K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Arbor View High School	High	9–12	0.8 mi
Thomas O'Roarke Elementary School	Elementary	KG–5	1.3 mi
Ralph L. Cadwallader Middle School	Middle	6–8	1.7 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 89131

40 CRIME INDEX	95 AIR POLLUTION	53,822 POPULATION	\$109K MEDIAN IN-COME	50°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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