

Single Family Residence

RESIDENTIAL

8408 RIVER RIDGE DR

LAS VEGAS, NV 89131

\$611,297 TopHap Estimate · \$229 / ft² · confidence 96 · as of Jun 23, 2026



3

BEDS

3

BATHS

2,667 ft²

LIVING AREA

0.17 ac

LOT SIZE

2004

YEAR BUILT

1

STORIES

7

ROOMS

2

PARKING

VALUATION

\$611K

\$587K low

\$636K high

Last Sale

\$485,000 · Feb 11, 2021

Est. Owner Equity

\$611,297

TAX & ASSESSMENT

Property Tax	\$3,754 (2026)
Assessed Value	\$162,318
Previous Assessed	\$160,267
Assessor Market Value	\$463,766

PROPERTY FACTS

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

Porch · 335 ft²

Sprinklers

CLIMATE RISK

1

FLOOD

1

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
Feb 9, 2021	Resale	Bargain And Sale Deed	\$485,000	\$182	
May 3, 2010	Resale	Bargain And Sale Deed	\$234,000	\$88	\$180K
Jan 14, 2009	Resale	Grant Deed	\$189,998	\$71	
Sep 20, 2007	Foreclosure sale	Trustees Deed	\$496,595	\$186	
Dec 13, 2006	Resale	Bargain And Sale Deed	\$570,000	\$214	\$456K
Sep 15, 2006	Resale	Bargain And Sale Deed	\$475,000	\$178	\$380K
Sep 22, 2003	Resale	Grant Deed	\$340,830	\$128	\$273K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Arbor View High School	High	9–12	0.7 mi
Thomas O'Roarke Elementary School	Elementary	KG–5	1.3 mi
Ralph L. Cadwallader Middle School	Middle	6–8	1.6 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.