

Single Family Residence **RESIDENTIAL**

6871 ROSE RIVER FALLS ST

LAS VEGAS, NV 89131

\$874,281 TopHap Estimate · \$261 / ft² · confidence 94 · as of Jul 14, 2026



4

BEDS

4

BATHS

3,350 ft²

LIVING AREA

0.42 ac

LOT SIZE

2007

YEAR BUILT

1

STORIES

9

ROOMS

2

PARKING

VALUATION

\$874K

\$821K low

\$928K high

Last Sale

\$305,000 · Sep 7, 2012

Est. Owner Equity

\$630,281

Loan-to-Value

26%

TAX & ASSESSMENT

Property Tax	\$4,424 (2026)
Assessed Value	\$295,716
Previous Assessed	\$287,311
Assessor Market Value	\$844,903

PROPERTY FACTS

Property Type	Single Family Residence
County	Clark
Lot (acres)	0.42
Construction	Frame (Unspecified)
Roof	Tile
Heating	Forced Air
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	Yes

Deck · 722 ft² Patio · 722 ft² Porch · 551 ft² Sprinklers

CLIMATE RISK

11 FLOOD	61 WILDFIRE	83 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
Sep 26, 2018	Quitclaim	Quit Claim Transfer			
Aug 30, 2012	Resale	Bargain And Sale Deed	\$305,000	\$91	\$244K
Jul 19, 2007	Resale	Bargain And Sale Deed	\$641,932	\$192	\$509K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Joseph M. Neal Elementary School	Elementary	KG–5	0.9 mi
Anthony Saville Middle School	Middle	6–8	1.5 mi

Shadow Ridge High School	High	9–12	2.8 mi
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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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