

Single Family Residence

RESIDENTIAL

8334 RIVER RIDGE DR

LAS VEGAS, NV 89131

\$479,810 TopHap Estimate · \$285 / ft² · confidence 96 · as of Jul 14, 2026



3
BEDS

2
BATHS

1,681 ft²
LIVING AREA

0.14 ac
LOT SIZE

2006
YEAR BUILT

1
STORIES

5
ROOMS

2
PARKING

VALUATION

\$480K

\$463K low

\$497K high

Last Sale

\$295,000 · Oct 31, 2018

Est. Owner Equity

\$279,810

Loan-to-Value

44%

TAX & ASSESSMENT

Property Tax	\$2,966 (2026)
Assessed Value	\$126,138
Previous Assessed	\$123,576
Assessor Market Value	\$360,394

PROPERTY FACTS

Property Type	Single Family Residence
County	Clark
Lot (acres)	0.14
Construction	Frame (Unspecified)
Roof	Tile
Heating	Forced Air
Cooling	Central
Garage	Garage, Attached

Porch · 209 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
Oct 25, 2018	Resale	Bargain And Sale Deed	\$295,000	\$175	\$200K
Oct 7, 2015	Resale	Grant Deed	\$235,000	\$140	\$240K
Nov 8, 2011	Quitclaim	Quit Claim Transfer			
Aug 5, 2010	Resale	Grant Deed	\$161,900	\$96	
May 28, 2010	Foreclosure sale	Trustees Deed	\$339,422	\$202	
Dec 6, 2007	Quitclaim	Quit Claim Transfer			
May 19, 2006	Resale	Grant Deed	\$349,021	\$208	\$280K

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.

OWNERSHIP

Occupancy	Owner occupied
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