

Single Family Residence **RESIDENTIAL**

7633 CASCADE RIDGE CT

LAS VEGAS, NV 89113

\$680,436 TopHap Estimate · \$271 / ft² · confidence 96 · as of Jul 14, 2026



3
BEDS

3
BATHS

2,512 ft²
LIVING AREA

0.16 ac
LOT SIZE

2005
YEAR BUILT

1
STORIES

8
ROOMS

2
PARKING

VALUATION

\$680K

\$650K low

\$711K high

Last Sale

\$415,000 · May 3, 2018

Est. Owner Equity

\$295,716

Loan-to-Value

55%

TAX & ASSESSMENT

Property Tax	\$3,811 (2026)
Assessed Value	\$189,332
Previous Assessed	\$187,126
Assessor Market Value	\$540,949

PROPERTY FACTS

Property Type	Single Family Residence
County	Clark
Lot (acres)	0.16
Construction	Frame (Unspecified)
Roof	Tile
Heating	Forced Air
Cooling	Central
Garage	Garage, Attached
Pool	Pool W/Hot Tub/Spa

Deck · 320 ft² Patio · 320 ft² Porch · 318 ft² Sprinklers

CLIMATE RISK

25
FLOOD

74
WILDFIRE

80
HEAT

1
STORM

100
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: 0.2 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Apr 30, 2018	Resale	Grant Deed	\$415,000	\$165	\$394K
May 2, 2012	Recorded document	Affidavit Of Death			
Apr 27, 2012	Financing	Bargain And Sale Deed			\$301K
Dec 16, 2004	Resale	Grant Deed	\$435,475	\$173	\$334K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Judith D. Steele Elementary School	Elementary	KG–5	0.3 mi
Lawrence & Heidi Canarelli Middle School	Middle	6–8	1.0 mi
Sierra Vista High School	High	9–12	1.0 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 89113

105 CRIME INDEX	102 AIR POLLUTION	34,196 POPULATION	\$88K MEDIAN IN-COME	65°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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