

Single Family Residence

RESIDENTIAL

7637 RIVA RIDGE ST

LAS VEGAS, NV 89149

\$486,776 TopHap Estimate · \$202 / ft² · confidence 96 · as of Jun 23, 2026



3

BEDS

3

BATHS

2,405 ft²

LIVING AREA

3,920 ft²

LOT SIZE

2006

YEAR BUILT

2

STORIES

7

ROOMS

2

PARKING

VALUATION

\$487K

\$467K low

\$506K high

Last Sale

\$392,077 · Mar 2, 2006

Est. Owner Equity

\$229,640

Loan-to-Value

53%

TAX & ASSESSMENT

Property Tax	\$3,146 (2026)
Assessed Value	\$137,111
Previous Assessed	\$135,159
Assessor Market Value	\$391,746

PROPERTY FACTS

Property Type	Single Family Residence
County	Clark
Lot (acres)	0.09
Construction	Frame (Unspecified)
Roof	Tile
Heating	Forced Air
Cooling	Central
Garage	Garage, Built-in

Porch · 104 ft²

Sprinklers

CLIMATE RISK

11 FLOOD	48 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
Feb 27, 2006	Resale	Bargain And Sale Deed	\$392,077	\$163	\$259K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Sandra L. Thompson Elementary School	Elementary	KG–5	0.8 mi
Edmundo Escobedo, Sr. Middle School	Middle	6–8	1.3 mi
Arbor View High School	High	9–12	2.7 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 89149

24 CRIME INDEX	96 AIR POLLUTION	45,091 POPULATION	\$97K 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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