

Single Family Residence **RESIDENTIAL**

7641 RIVA RIDGE ST

LAS VEGAS, NV 89149

\$437,402 TopHap Estimate · \$237 / ft² · confidence 96 · as of Jul 14, 2026



3

BEDS

3

BATHS

1,842 ft²

LIVING AREA

3,920 ft²

LOT SIZE

2006

YEAR BUILT

2

STORIES

6

ROOMS

2

PARKING

VALUATION

\$437K

\$420K low

\$455K high

Last Sale

\$390,000 · Nov 18, 2021

Est. Owner Equity

\$437,402

TAX & ASSESSMENT

Property Tax	\$2,701 (2026)
Assessed Value	\$120,420
Previous Assessed	\$118,663
Assessor Market Value	\$344,057

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 · 115 ft²

Sprinklers

CLIMATE RISK

11 FLOOD	48 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
Apr 24, 2023	Financing	Intrafamily Transfer			
Jul 5, 2022	Financing	Intrafamily Transfer			
Nov 18, 2021	Financing	Re-Recorded Document			
Nov 18, 2021	Resale	Bargain And Sale Deed	\$390,000	\$212	
Jul 27, 2018	Financing	Intrafamily Transfer			\$196K
Oct 25, 2014	Quitclaim	Quit Claim Transfer			\$160K
Oct 25, 2014	Quitclaim	Quit Claim Transfer			
Jan 7, 2010	Resale	Bargain And Sale Deed	\$130,000	\$71	\$128K
Mar 26, 2010	Quitclaim	Quit Claim Transfer			
Mar 19, 2010	Quitclaim	Quit Claim Transfer			

Jun 30, 2007	Quitclaim	Quit Claim Transfer			
Jun 30, 2007	Quitclaim	Quit Claim Transfer			
May 30, 2006	Resale	Bargain And Sale Deed	\$322,990	\$175	\$323K

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
-------------------	---------------------	----------------------	-------------------------	------------------	-----------------

Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Absentee owner
-----------	----------------