

Single Family Residence **RESIDENTIAL**

6811 ROSE RIVER FALLS ST

LAS VEGAS, NV 89131

\$889,705 TopHap Estimate · \$295 / ft² · confidence 95 · as of Jun 23, 2026



4

BEDS

3

BATHS

3,015 ft²

LIVING AREA

0.41 ac

LOT SIZE

2007

YEAR BUILT

1

STORIES

7

ROOMS

2

PARKING

VALUATION

\$890K

\$845K low

\$934K high

Last Sale

\$400,000 · Jan 30, 2015

Est. Owner Equity

\$461,817

Loan-to-Value

48%

TAX & ASSESSMENT

Property Tax	\$3,324 (2026)
Assessed Value	\$296,528
Previous Assessed	\$288,208
Assessor Market Value	\$638,386

PROPERTY FACTS

Property Type	Single Family Residence
County	CLARK
Lot (acres)	0.41
Construction	Frame (Unspecified)
Roof	Concrete
Heating	Forced Air With Air Conditioning
Cooling	Central
Garage	Garage, Attached
Pool	Yes

Deck · 1,000 ft²

Porch · 719 ft²

Sprinklers

CLIMATE RISK

41

FLOOD

59

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
Jan 27, 2015	Resale	Grant Deed	\$400,000	\$133	\$400K
Dec 1, 2009	Resale	Grant Deed	\$315,000	\$104	\$309K
Jun 29, 2007	Quitclaim	Quit Claim Transfer			
Jun 29, 2007	Resale	Bargain And Sale Deed	\$587,190	\$195	\$464K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Joseph M. Neal Elementary School	Elementary	KG–5	0.8 mi
Anthony Saville Middle School	Middle	6–8	1.6 mi
Shadow Ridge High School	High	9–12	2.8 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	Absentee owner
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