

Single Family Residence **RESIDENTIAL**

6831 ROSE RIVER FALLS ST

LAS VEGAS, NV 89131

\$817,790 TopHap Estimate · \$244 / ft² · confidence 94 · as of Jul 14, 2026



4

BEDS

4

BATHS

3,350 ft²

LIVING AREA

0.41 ac

LOT SIZE

2007

YEAR BUILT

1

STORIES

9

ROOMS

2

PARKING

VALUATION

\$818K

\$768K low

\$868K high

Last Sale

\$521,144 · May 12, 2008

Est. Owner Equity

\$437,890

Loan-to-Value

43%

TAX & ASSESSMENT

Property Tax	\$4,214 (2026)
Assessed Value	\$281,241
Previous Assessed	\$271,620
Assessor Market Value	\$625,186

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
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Porch · 551 ft²

Sprinklers

CLIMATE RISK

41

FLOOD

51

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
May 12, 2008	Resale	Bargain And Sale Deed	\$521,144	\$156	\$417K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Joseph M. Neal Elementary School	Elementary	KG–5	0.8 mi
Anthony Saville Middle School	Middle	6–8	1.5 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	Owner occupied
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