

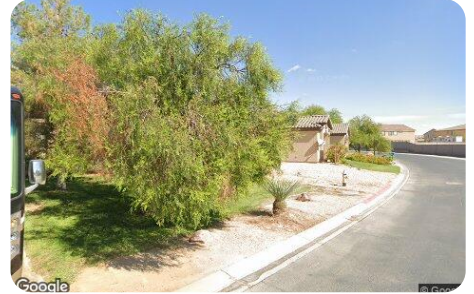
Single Family Residence

RESIDENTIAL

3757 RIVER HEIGHTS LN

LOGANDALE, NV 89021

\$869,121 TopHap Estimate · \$214 / ft² · confidence 89 · as of Jul 14, 2026



4

BEDS

4

BATHS

4,068 ft²

LIVING AREA

0.6 ac

LOT SIZE

2008

YEAR BUILT

1

STORIES

9

ROOMS

4

PARKING

VALUATION

\$869K

\$778K low

\$961K high

Last Sale

\$806,000 · Dec 18, 2024

Est. Owner Equity

\$383,521

Loan-to-Value

56%

TAX & ASSESSMENT

Property Tax	\$5,074 (2026)
Assessed Value	\$292,400
Previous Assessed	\$291,520
Assessor Market Value	\$835,429

PROPERTY FACTS

Property Type	Single Family Residence
County	Clark
Lot (acres)	0.60
Construction	Frame (Unspecified)
Roof	Tile
Heating	Forced Air
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	Pool W/Hot Tub/Spa

Deck · 800 ft²

Porch · 743 ft²

Sprinklers

CLIMATE RISK

1
FLOOD

90
WILDFIRE

82
HEAT

1
STORM

88
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Dec 9, 2024	Resale	Bargain And Sale Deed	\$806,000	\$198	\$486K
Aug 14, 2020	Resale	Bargain And Sale Deed	\$482,500	\$119	\$479K
Sep 24, 2008	Resale	Grant Deed	\$522,000	\$128	
Jul 10, 2006	Resale	Grant Deed	\$16,975,000	\$4173	\$14M

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Grant Bowler Elementary School	Elementary	KG–5	0.3 mi
Moapa Valley High School	High	9–12	2.0 mi
W. Mack Lyon Middle School	Middle	6–8	5.0 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 89021

30 CRIME INDEX	85 AIR POLLUTION	3,168 POPULATION	\$108K MEDIAN IN-COME	65°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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