

Single Family Residence **RESIDENTIAL**

6851 ROSE RIVER FALLS ST

LAS VEGAS, NV 89131

\$859,299 TopHap Estimate · \$236 / ft² · confidence 93 · as of Jul 14, 2026



4
BEDS

4
BATHS

3,638 ft²
LIVING AREA

0.41 ac
LOT SIZE

2007
YEAR BUILT

1
STORIES

8
ROOMS

3
PARKING

VALUATION

\$859K

\$798K low

\$920K high

Last Sale

\$365,000 · Apr 29, 2009

Est. Owner Equity

\$548,499

Loan-to-Value

33%

TAX & ASSESSMENT

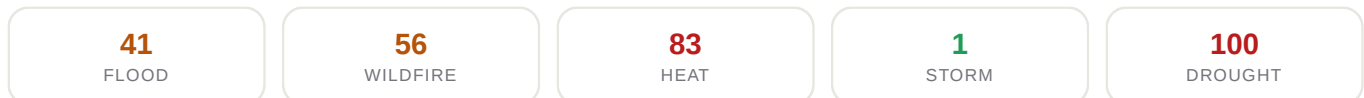
Property Tax	\$4,679 (2026)
Assessed Value	\$316,176
Previous Assessed	\$308,085
Assessor Market Value	\$903,360

PROPERTY FACTS

Property Type	Single Family Residence
County	Clark
Lot (acres)	0.41
Construction	Frame (Unspecified)
Roof	Tile
Heating	Forced Air
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	Pool W/Hot Tub/Spa

Deck · 340 ft² Patio · 340 ft² Porch · 580 ft² Sprinklers

CLIMATE RISK



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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Apr 27, 2009	Quitclaim	Quit Claim Transfer			
Apr 27, 2009	Resale	Bargain And Sale Deed	\$365,000	\$100	\$292K
Jun 21, 2007	Quitclaim	Quit Claim Transfer			
Jun 21, 2007	Resale	Bargain And Sale Deed	\$687,803	\$189	\$550K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Joseph M. Neal Elementary School	Elementary	KG–5	0.9 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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