

Single Family Residence **RESIDENTIAL**

7642 RIVA RIDGE ST

LAS VEGAS, NV 89149

\$558,133 TopHap Estimate · \$236 / ft² · confidence 95 · as of Jul 14, 2026



4

BEDS

4

BATHS

2,368 ft²

LIVING AREA

0.1 ac

LOT SIZE

2006

YEAR BUILT

2

STORIES

7

ROOMS

2

PARKING

VALUATION

\$558K

\$531K low

\$585K high

Last Sale

\$550,000 · Aug 15, 2025

Est. Owner Equity

\$358,133

Loan-to-Value

35%

TAX & ASSESSMENT

Property Tax	\$2,522 (2026)
Assessed Value	\$144,426
Previous Assessed	\$142,395
Assessor Market Value	\$412,646

PROPERTY FACTS

Property Type	Single Family Residence
County	Clark
Lot (acres)	0.10
Construction	Frame (Unspecified)
Roof	Tile
Heating	Forced Air
Cooling	Central
Garage	Garage, Built-in

Porch · 360 ft²

Sprinklers

CLIMATE RISK

11
FLOOD

60
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
Aug 8, 2025	Resale	Bargain And Sale Deed	\$550,000	\$232	\$200K
Jun 23, 2022	Resale	Bargain And Sale Deed	\$549,000	\$232	\$225K
Mar 7, 2006	Resale	Bargain And Sale Deed	\$429,963	\$182	\$344K

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

OWNERSHIP

Occupancy	Owner occupied
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