

Single Family Residence **RESIDENTIAL**

7634 RIVA RIDGE ST

LAS VEGAS, NV 89149

\$491,702 TopHap Estimate · \$203 / ft² · confidence 96 · as of Jun 23, 2026



3

BEDS

3

BATHS

2,422 ft²

LIVING AREA

3,920 ft²

LOT SIZE

2006

YEAR BUILT

2

STORIES

7

ROOMS

2

PARKING

VALUATION

\$492K

\$472K low

\$511K high

Last Sale

\$371,000 · Apr 6, 2021

Est. Owner Equity

\$0

Loan-to-Value

102%

TAX & ASSESSMENT

Property Tax	\$2,522 (2026)
Assessed Value	\$138,463
Previous Assessed	\$136,527
Assessor Market Value	\$395,609

PROPERTY FACTS

Property Type	Single Family Residence
County	Clark
Lot (acres)	0.09
Construction	Frame (Unspecified)
Roof	Tile
Heating	Forced Air
Cooling	Central
Fireplace	Yes
Garage	Garage, Built-in

Porch · 104 ft²

Sprinklers

CLIMATE RISK

11
FLOOD

42
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
Apr 3, 2021	Financing	Re-Recorded Document			
Apr 3, 2021	Resale	Bargain And Sale Deed	\$371,000	\$153	\$366K
Feb 10, 2006	Resale	Bargain And Sale Deed	\$390,835	\$161	\$313K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Sandra L. Thompson Elementary School	Elementary	KG–5	0.7 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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