

Single Family Residence **RESIDENTIAL**

6318 CASCADE RANGE ST

LAS VEGAS, NV 89149

\$1,125,990 TopHap Estimate · \$300 / ft² · confidence 92 · as of Jul 14, 2026



4

BEDS

4

BATHS

3,751 ft²

LIVING AREA

0.33 ac

LOT SIZE

2018

YEAR BUILT

1

STORIES

8

ROOMS

2

PARKING

VALUATION

\$1.1M

\$1M low

\$1.2M high

Last Sale

\$619,990 · Jul 12, 2018

Est. Owner Equity

\$516,990

Loan-to-Value

57%

TAX & ASSESSMENT

Property Tax	\$7,877 (2026)
Assessed Value	\$323,163
Previous Assessed	\$295,735
Assessor Market Value	\$923,323

PROPERTY FACTS

Property Type	Single Family Residence
County	Clark
Lot (acres)	0.33
Construction	Frame (Unspecified)
Roof	Tile
Heating	Forced Air
Cooling	Central
Garage	Garage, Attached
Pool	Pool W/Hot Tub/Spa

Deck · 600 ft²

Sprinklers

CLIMATE RISK

1

FLOOD

40

WILDFIRE

82

HEAT

1

STORM

100

DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Dec 14, 2024	Financing	Intrafamily Transfer			
Jul 10, 2018	Resale	Grant Deed	\$619,990	\$165	\$558K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Centennial High School	High	9–12	0.3 mi
Edmundo Escobedo, Sr. Middle School	Middle	6–8	1.2 mi
Marshall C. Darnell Elementary School	Elementary	KG–5	1.3 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
--------------------------	----------------------------	-----------------------------	--------------------------------	-------------------------	------------------------

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

OWNERSHIP

Occupancy	Owner occupied
-----------	-----------------------