

Single Family Residence **RESIDENTIAL**

6346 CASCADE RANGE ST

LAS VEGAS, NV 89149

\$834,217 TopHap Estimate · \$316 / ft² · confidence 97 · as of Jul 14, 2026



3

BEDS

3

BATHS

2,638 ft²

LIVING AREA

0.21 ac

LOT SIZE

2017

YEAR BUILT

1

STORIES

5

ROOMS

2

PARKING

VALUATION

\$834K

\$807K low

\$862K high

Last Sale

\$427,973 · Dec 8, 2017

Est. Owner Equity

\$500,217

Loan-to-Value

42%

TAX & ASSESSMENT

Property Tax	\$5,904 (2026)
Assessed Value	\$244,384
Previous Assessed	\$227,309
Assessor Market Value	\$698,240

PROPERTY FACTS

Property Type	Single Family Residence
County	Clark
Lot (acres)	0.21
Construction	Frame (Unspecified)
Roof	Tile
Heating	Forced Air
Cooling	Central
Garage	Garage, Attached

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	\$/FT ²	LOAN
Dec 8, 2017	Resale	Bargain And Sale Deed	\$427,973	\$162	\$407K

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

OWNERSHIP

Occupancy	Owner occupied
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