

Single Family Residence **RESIDENTIAL**

8737 ROGUE RIVER CT

LAS VEGAS, NV 89113

\$782,368 TopHap Estimate · \$214 / ft² · confidence 96 · as of Jul 14, 2026



5
BEDS

4
BATHS

3,662 ft²
LIVING AREA

0.16 ac
LOT SIZE

2016
YEAR BUILT

2
STORIES

10
ROOMS

2
PARKING

VALUATION

\$782K

\$751K low

\$814K high

Last Sale

\$480,115 · Sep 30, 2016

Est. Owner Equity

\$299,320

Loan-to-Value

63%

TAX & ASSESSMENT

Property Tax	\$5,517 (2026)
Assessed Value	\$242,030
Previous Assessed	\$242,297
Assessor Market Value	\$691,514

PROPERTY FACTS

Property Type	Single Family Residence
County	Clark
Lot (acres)	0.16
Construction	Frame (Unspecified)
Roof	Tile
Heating	Forced Air
Cooling	Central
Garage	Garage, Attached

Sprinklers

CLIMATE RISK

1
FLOOD

84
WILDFIRE

79
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
Sep 30, 2016	Resale	Grant Deed	\$480,115	\$131	\$389K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Sierra Vista High School	High	9–12	1.5 mi
Judith D. Steele Elementary School	Elementary	KG–5	2.4 mi
Lawrence & Heidi Canarelli Middle School	Middle	6–8	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 89113

105 CRIME INDEX	102 AIR POLLUTION	34,196 POPULATION	\$88K 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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