

Single Family Residence

RESIDENTIAL

8727 ROGUE RIVER CT

LAS VEGAS, NV 89113

\$817,998 TopHap Estimate · \$261 / ft² · confidence 90 · as of Jul 14, 2026



4

BEDS

4

BATHS

3,134 ft²

LIVING AREA

0.15 ac

LOT SIZE

2016

YEAR BUILT

2

STORIES

8

ROOMS

3

PARKING

VALUATION

\$818K

\$733K low

\$903K high

Last Sale

\$815,000 · Dec 29, 2025

Est. Owner Equity

\$165,998

Loan-to-Value

80%

TAX & ASSESSMENT

Property Tax	\$5,636 (2026)
Assessed Value	\$245,782
Previous Assessed	\$247,179
Assessor Market Value	\$702,234

PROPERTY FACTS

Property Type	Single Family Residence
County	Clark
Lot (acres)	0.15
Construction	Frame (Unspecified)
Roof	Tile
Heating	Forced Air
Cooling	Central
Garage	Garage, Attached
Pool	Pool W/Hot Tub/Spa

Deck · 193 ft²

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	\$/FT²	LOAN
Dec 18, 2025	Resale	Bargain And Sale Deed	\$815,000	\$260	\$652K
Mar 3, 2021	Financing	Intrafamily Transfer			
Jan 23, 2021	Quitclaim	Quit Claim Transfer			\$420K
Jul 19, 2018	Quitclaim	Quit Claim Transfer			
Nov 4, 2016	Resale	Grant Deed	\$399,634	\$128	\$380K

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	2.7 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 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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