

Single Family Residence **RESIDENTIAL**

8717 ROGUE RIVER CT

LAS VEGAS, NV 89113

\$823,356 TopHap Estimate · \$225 / ft² · confidence 96 · as of Jul 14, 2026



6

BEDS

4

BATHS

3,662 ft²

LIVING AREA

0.15 ac

LOT SIZE

2016

YEAR BUILT

2

STORIES

10

ROOMS

2

PARKING

VALUATION

\$823K

\$792K low

\$854K high

Est. Owner Equity

\$452,356

Loan-to-Value

46%

TAX & ASSESSMENT

Property Tax	\$5,861 (2026)
Assessed Value	\$255,611
Previous Assessed	\$257,061
Assessor Market Value	\$730,317

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	Yes

Deck · 400 ft²

Sprinklers

CLIMATE RISK

1

FLOOD

83

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 24, 2016	Quitclaim	Quit Claim Transfer			\$358K
Sep 26, 2016	Resale	Grant Deed	\$446,402	\$122	\$357K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Sierra Vista High School	High	9–12	1.5 mi
Judith D. Steele Elementary School	Elementary	KG–5	2.3 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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