

Single Family Residence **RESIDENTIAL**

8716 ROGUE RIVER CT

LAS VEGAS, NV 89113

\$933,639 TopHap Estimate · \$255 / ft² · confidence 96 · as of Jul 14, 2026



5
BEDS

4
BATHS

3,664 ft²
LIVING AREA

0.3 ac
LOT SIZE

2016
YEAR BUILT

2
STORIES

10
ROOMS

2
PARKING

VALUATION

\$934K

\$892K low

\$975K high

Last Sale

\$458,265 · Aug 3, 2016

Est. Owner Equity

\$486,839

Loan-to-Value

45%

TAX & ASSESSMENT

Property Tax	\$6,913 (2026)
Assessed Value	\$288,175
Previous Assessed	\$289,909
Assessor Market Value	\$823,357

PROPERTY FACTS

Property Type	Single Family Residence
County	Clark
Lot (acres)	0.30
Construction	Frame (Unspecified)
Roof	Tile
Heating	Forced Air
Cooling	Central
Garage	Garage, Attached
Pool	Pool W/Hot Tub/Spa

Deck · 500 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
May 29, 2020	Financing	Intrafamily Transfer			\$57K
Aug 1, 2016	Quitclaim	Quit Claim Transfer			
Aug 2, 2016	Resale	Grant Deed	\$458,265	\$125	\$367K

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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