

Single Family Residence **RESIDENTIAL**

8726 ROGUE RIVER CT

LAS VEGAS, NV 89113

\$891,343 TopHap Estimate · \$221 / ft² · confidence 96 · as of Jul 14, 2026



6

BEDS

4

BATHS

4,033 ft²

LIVING AREA

0.27 ac

LOT SIZE

2016

YEAR BUILT

2

STORIES

11

ROOMS

2

PARKING

VALUATION

\$891K

\$855K low

\$928K high

Est. Owner Equity

\$891,343

TAX & ASSESSMENT

Property Tax	\$6,131 (2026)
Assessed Value	\$268,582
Previous Assessed	\$268,623
Assessor Market Value	\$767,377

PROPERTY FACTS

Property Type	Single Family Residence
County	Clark
Lot (acres)	0.27
Construction	Frame (Unspecified)
Roof	Tile
Heating	Forced Air
Cooling	Central
Garage	Garage, Built-in

Patio · 2,000 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
Apr 30, 2025	Financing	Bargain And Sale Deed			
Jul 26, 2016	Resale	Bargain And Sale Deed	\$448,436	\$111	\$358K

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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