

Single Family Residence **RESIDENTIAL**

8736 ROGUE RIVER CT

LAS VEGAS, NV 89113

\$935,484 TopHap Estimate · \$247 / ft² · confidence 96 · as of Jul 14, 2026



6

BEDS

4

BATHS

3,788 ft²

LIVING AREA

0.45 ac

LOT SIZE

2016

YEAR BUILT

2

STORIES

11

ROOMS

2

PARKING

VALUATION

\$935K

\$900K low

\$971K high

Last Sale

\$481,454 · Aug 11, 2016

Est. Owner Equity

\$306,321

Loan-to-Value

69%

TAX & ASSESSMENT

Property Tax	\$5,807 (2026)
Assessed Value	\$256,596
Previous Assessed	\$256,024
Assessor Market Value	\$733,131

PROPERTY FACTS

Property Type	Single Family Residence
County	Clark
Lot (acres)	0.45
Construction	Frame (Unspecified)
Roof	Tile
Heating	Forced Air
Cooling	Central
Garage	Garage, Built-in

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
Feb 3, 2021	Financing	Intrafamily Transfer			\$244K
Aug 10, 2016	Resale	Bargain And Sale Deed	\$481,454	\$127	\$385K

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
---------------------------	-----------------------------	-----------------------------	--------------------------------	-------------------------	------------------------

Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
-----------	-----------------------