

Single Family Residence

RESIDENTIAL

62 CASCADE RIVER ST

LAS VEGAS, NV 89148

\$581,147

TopHap Estimate · \$222 / ft² · confidence 95 · as of Jul 14, 2026



3

BEDS

3

BATHS

2,612 ft²

LIVING AREA

0.17 ac

LOT SIZE

2018

YEAR BUILT

2

STORIES

7

ROOMS

2

PARKING

VALUATION

\$581K

\$552K low

\$611K high

Last Sale

\$464,881 · Aug 31, 2018

Est. Owner Equity

\$178,147

Loan-to-Value

65%

TAX & ASSESSMENT

Property Tax	\$5,549 (2026)
Assessed Value	\$189,573
Previous Assessed	\$189,089
Assessor Market Value	\$541,637

PROPERTY FACTS

Property Type	Single Family Residence
County	Clark
Lot (acres)	0.17
Construction	Frame (Unspecified)
Roof	Tile
Heating	Forced Air
Cooling	Central
Garage	Garage, Built-in

Sprinklers

CLIMATE RISK

11
FLOOD

47
WILDFIRE

80
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
Aug 23, 2018	Resale	Grant Deed	\$464,881	\$178	\$418K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Sierra Vista High School	High	9–12	0.6 mi
Wilbur & Theresa Faiss Middle School	Middle	6–8	1.5 mi
Don and Dee Snyder Elementary School	Elementary	KG–5	1.5 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 89148

70 CRIME INDEX	99 AIR POLLUTION	65,482 POPULATION	\$83K MEDIAN IN-COME	64°F AVG TEMP	85% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Absentee owner
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