

Single Family Residence

RESIDENTIAL

70 CASCADE RIVER ST

LAS VEGAS, NV 89148

\$585,927

TopHap Estimate · \$337 / ft² · confidence 96 · as of Jul 14, 2026



2

BEDS

2

BATHS

1,740 ft²

LIVING AREA

0.18 ac

LOT SIZE

2018

YEAR BUILT

1

STORIES

5

ROOMS

2

PARKING

VALUATION

\$586K

\$561K low

\$611K high

Last Sale

\$468,900 · Mar 22, 2021

Est. Owner Equity

\$585,927

TAX & ASSESSMENT

Property Tax	\$4,294 (2026)
Assessed Value	\$169,210
Previous Assessed	\$169,285
Assessor Market Value	\$483,457

PROPERTY FACTS

Property Type	Single Family Residence
County	Clark
Lot (acres)	0.18
Construction	Frame (Unspecified)
Roof	Tile
Heating	Forced Air
Cooling	Central
Garage	Garage, Attached

Sprinklers

CLIMATE RISK

16
FLOOD

77
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 24, 2021	Financing	Intrafamily Transfer			
Mar 17, 2021	Resale	Bargain And Sale Deed	\$468,900	\$269	
Sep 12, 2018	Resale	Grant Deed	\$419,068	\$241	\$335K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Sierra Vista High School	High	9–12	0.6 mi
Wilbur & Theresa Faiss Middle School	Middle	6–8	1.4 mi
Don and Dee Snyder Elementary School	Elementary	KG–5	1.6 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	Owner occupied
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