

Single Family Residence **RESIDENTIAL**

82 CASCADE RIVER ST

LAS VEGAS, NV 89148

\$477,625 TopHap Estimate · \$250 / ft² · confidence 96 · as of Jul 14, 2026



4

BEDS

3

BATHS

1,912 ft²

LIVING AREA

4,008 ft²

LOT SIZE

2017

YEAR BUILT

2

STORIES

7

ROOMS

2

PARKING

VALUATION

\$478K

\$457K low

\$498K high

Last Sale

\$328,720 · Jul 13, 2017

Est. Owner Equity

\$226,925

Loan-to-Value

51%

TAX & ASSESSMENT

Property Tax	\$4,432 (2026)
Assessed Value	\$151,040
Previous Assessed	\$151,005
Assessor Market Value	\$431,543

PROPERTY FACTS

Property Type	Single Family Residence
County	Clark
Lot (acres)	0.09
Construction	Frame (Unspecified)
Roof	Tile
Heating	Forced Air
Cooling	Central
Garage	Garage, Built-in

Sprinklers

CLIMATE RISK

1
FLOOD

79
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
Apr 22, 2022	Financing	Intrafamily Transfer			
Jun 6, 2017	Resale	Grant Deed	\$328,720	\$172	\$260K

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	Absentee owner
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