

Single Family Residence **RESIDENTIAL**

90 CASCADE RIVER ST

LAS VEGAS, NV 89148

\$458,045 TopHap Estimate · \$261 / ft² · confidence 96 · as of Jul 14, 2026



3

BEDS

3

BATHS

1,752 ft²

LIVING AREA

4,008 ft²

LOT SIZE

2017

YEAR BUILT

2

STORIES

6

ROOMS

2

PARKING

VALUATION

\$458K

\$438K low

\$478K high

Last Sale

\$380,000 · Apr 21, 2021

Est. Owner Equity

\$98,045

Loan-to-Value

73%

TAX & ASSESSMENT

Property Tax	\$3,640 (2026)
Assessed Value	\$146,109
Previous Assessed	\$146,413
Assessor Market Value	\$417,454

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

75
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 16, 2021	Resale	Bargain And Sale Deed	\$380,000	\$217	\$360K
Jun 26, 2017	Resale	Grant Deed	\$296,933	\$169	\$288K

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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