

Single Family Residence

RESIDENTIAL

94 CASCADE RIVER ST

LAS VEGAS, NV 89148

\$517,313 TopHap Estimate · \$271 / ft² · confidence 94 · as of Jul 14, 2026



3

BEDS

3

BATHS

1,912 ft²

LIVING AREA

4,003 ft²

LOT SIZE

2017

YEAR BUILT

2

STORIES

6

ROOMS

2

PARKING

VALUATION

\$517K

\$484K low

\$550K high

Last Sale

\$515,000 · Mar 23, 2026

Est. Owner Equity

\$0

Loan-to-Value

101%

TAX & ASSESSMENT

Property Tax	\$4,553 (2026)
Assessed Value	\$155,146
Previous Assessed	\$155,144
Assessor Market Value	\$443,274

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	47 WILDFIRE	80 HEAT	1 STORM	100 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Mar 19, 2026	Resale	Bargain And Sale Deed	\$515,000	\$269	\$506K
May 18, 2017	Resale	Bargain And Sale Deed	\$303,606	\$159	\$293K

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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