

Single Family Residence

RESIDENTIAL

8632 RIVER RIDGE DR

LAS VEGAS, NV 89131

\$684,022 TopHap Estimate · \$242 / ft² · confidence 97 · as of Jul 14, 2026



3

BEDS

3

BATHS

2,823 ft²

LIVING AREA

0.26 ac

LOT SIZE

2004

YEAR BUILT

1

STORIES

9

ROOMS

2

PARKING

VALUATION

\$684K

\$661K low

\$707K high

Last Sale

\$505,000 · Jun 19, 2019

Est. Owner Equity

\$0

Loan-to-Value

130%

TAX & ASSESSMENT

Property Tax	\$3,746 (2026)
Assessed Value	\$196,844
Previous Assessed	\$195,380
Assessor Market Value	\$483,246

PROPERTY FACTS

Property Type	Single Family Residence
County	CLARK
Lot (acres)	0.26
Construction	Frame (Unspecified)
Roof	Concrete
Heating	Forced Air With Air Conditioning
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	Yes

Deck · 2,000 ft² Patio · 2,000 ft² Porch · 192 ft² Sprinklers

CLIMATE RISK

12
FLOOD

39
WILDFIRE

83
HEAT

1
STORM

100
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Feb 22, 2024	Financing	Intrafamily Transfer			
Jun 5, 2019	Resale	Bargain And Sale Deed	\$505,000	\$179	\$429K
Apr 19, 2017	Resale	Grant Deed	\$430,000	\$152	\$180K
Aug 5, 2016	Quitclaim	Quit Claim Transfer			
Aug 25, 2009	Resale	Grant Deed	\$330,000	\$117	
Jul 14, 2008	Quitclaim	Quit Claim Transfer			
Jul 28, 2005	Quitclaim	Quit Claim Transfer			
Jul 28, 2005	Quitclaim	Quit Claim Transfer			

May 16, 2005	Resale	Bargain And Sale Deed	\$545,000	\$193	\$436K
Aug 19, 2004	Resale	Grant Deed	\$597,140	\$212	\$478K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Arbor View High School	High	9–12	0.9 mi
Thomas O'Roarke Elementary School	Elementary	KG–5	1.3 mi
Ralph L. Cadwallader Middle School	Middle	6–8	1.8 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 89131

40 CRIME INDEX	95 AIR POLLUTION	53,822 POPULATION	\$109K MEDIAN IN-COME	50°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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