

Single Family Residence **RESIDENTIAL**

8412 RIVER RIDGE DR

LAS VEGAS, NV 89131

\$625,000 TopHap Estimate · \$260 / ft² · confidence 94 · as of Jul 14, 2026



3

BEDS

3

BATHS

2,401 ft²

LIVING AREA

0.17 ac

LOT SIZE

2004

YEAR BUILT

1

STORIES

6

ROOMS

2

PARKING

VALUATION

\$625K

\$586K low

\$664K high

Last Sale

\$145,000 · Aug 17, 2006

Est. Owner Equity

\$625,000

TAX & ASSESSMENT

Property Tax	\$3,777 (2026)
Assessed Value	\$153,683
Previous Assessed	\$151,016
Assessor Market Value	\$370,409

PROPERTY FACTS

Property Type	Single Family Residence
County	CLARK
Lot (acres)	0.17
Construction	Frame (Unspecified)
Roof	Concrete
Heating	Forced Air With Air Conditioning
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Porch · 282 ft²

Sprinklers

CLIMATE RISK

1
FLOOD

1
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
Apr 1, 2026	Financing	Bargain And Sale Deed			
Dec 4, 2009	Quitclaim	Quit Claim Transfer			
Dec 4, 2009	Quitclaim	Quit Claim Transfer			
Dec 4, 2009	Quitclaim	Quit Claim Transfer			
May 24, 2007	Quitclaim	Quit Claim Transfer			\$309K
Jul 28, 2006	Foreclosure sale	Trustees Deed	\$145,000	\$60	
Jul 15, 2005	Financing	Trustees Deed			\$240K
May 27, 2005	Resale	Grant Deed	\$440,000	\$183	\$46K

Sep 29, 2003	Resale	Grant Deed	\$289,000	\$120	\$275K
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ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Arbor View High School	High	9–12	0.8 mi
Thomas O'Roarke Elementary School	Elementary	KG–5	1.3 mi
Ralph L. Cadwallader Middle School	Middle	6–8	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 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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