

Single Family Residence **RESIDENTIAL**

# 7224 ROBINS ROOST ST

LAS VEGAS, NV 89131

**\$479,413** TopHap Estimate · \$268 / ft<sup>2</sup> · confidence 97 · as of Jul 14, 2026



**3**

BEDS

**2**

BATHS

**1,789 ft<sup>2</sup>**

LIVING AREA

**0.14 ac**

LOT SIZE

**1998**

YEAR BUILT

**1**

STORIES

**6**

ROOMS

**2**

PARKING

## VALUATION

**\$479K**

**\$467K low**

**\$492K high**

Last Sale

**\$360,000 · Aug 28, 2020**

Est. Owner Equity

**\$479,413**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$2,267 (2026) |
| Assessed Value        | \$108,080      |
| Previous Assessed     | \$110,032      |
| Assessor Market Value | \$308,800      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Single Story            |
| County        | Clark                   |
| Lot (acres)   | 0.14                    |
| Construction  | Frame (Unspecified)     |
| Roof          | Tile                    |
| Heating       | Forced Air              |
| Cooling       | Central                 |
| Fireplace     | Yes                     |
| Garage        | Garage, Attached        |
| Pool          | Pool W/Hot Tub/Spa      |

Deck · 300 ft²

Patio · 300 ft²

Porch · 32 ft²

Sprinklers

## CLIMATE RISK

13

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   |
|--------------|-----------|-----------------------|-----------|--------|--------|
| Aug 25, 2020 | Resale    | Grant Deed            | \$360,000 | \$201  |        |
| May 21, 2019 | Resale    | Grant Deed            | \$325,000 | \$182  | \$250K |
| Jul 1, 2015  | Resale    | Bargain And Sale Deed | \$215,000 | \$120  | \$211K |
| May 8, 2005  | Resale    | Bargain And Sale Deed | \$325,000 | \$182  | \$104K |
| Aug 30, 2004 | Quitclaim | Quit Claim Transfer   |           |        |        |
| Jul 27, 2004 | Quitclaim | Quit Claim Transfer   |           |        | \$150K |
| May 6, 2004  | Quitclaim | Quit Claim Transfer   |           |        |        |

|              |           |                     |           |      |        |
|--------------|-----------|---------------------|-----------|------|--------|
| Jan 31, 2003 | Quitclaim | Quit Claim Transfer |           |      | \$97K  |
| Aug 14, 1998 | Resale    | Grant Deed          | \$129,000 | \$72 | \$102K |

## ASSIGNED SCHOOLS

| SCHOOL                             | LEVEL      | GRADES | DISTANCE |
|------------------------------------|------------|--------|----------|
| Betsy A. Rhodes Elementary School  | Elementary | KG–5   | 0.2 mi   |
| Ralph L. Cadwallader Middle School | Middle     | 6–8    | 0.3 mi   |
| Arbor View High School             | High       | 9–12   | 0.7 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<br>CRIME INDEX | 95<br>AIR POLLUTION | 53,822<br>POPULATION | \$109K<br>MEDIAN IN-COME | 50°F<br>AVG TEMP | 85%<br>SUNSHINE |
|-------------------|---------------------|----------------------|--------------------------|------------------|-----------------|

Index values: 100 = US average; lower is better.

## OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Owner occupied |
|-----------|----------------|