

Single Family Residence **RESIDENTIAL**

# 4639 ROGER RIVER AVE

LAS VEGAS, NV 89141

**\$552,248** TopHap Estimate · \$225 / ft² · confidence 96 · as of Jul 14, 2026



**3**

BEDS

**2.5**

BATHS

**2,451 ft²**

LIVING AREA

**0.12 ac**

LOT SIZE

**2018**

YEAR BUILT

**2**

STORIES

**6**

ROOMS

**2**

PARKING

## VALUATION

**\$552K**

\$531K low

\$573K high

Last Sale

**\$346,720 · May 23, 2018**

Est. Owner Equity

**\$256,248**

Loan-to-Value

**54%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$4,075 (2026) |
| Assessed Value        | \$177,824      |
| Previous Assessed     | \$177,030      |
| Assessor Market Value | \$406,780      |

## PROPERTY FACTS

|               |                                  |
|---------------|----------------------------------|
| Property Type | Single Family Residence          |
| Style         | Bi-Level                         |
| County        | CLARK                            |
| Lot (acres)   | 0.12                             |
| Construction  | Frame (Unspecified)              |
| Roof          | Concrete                         |
| Heating       | Forced Air With Air Conditioning |
| Cooling       | Central                          |
| Garage        | Garage, Attached                 |
| Pool          | No                               |

### Sprinklers

## CLIMATE RISK

**11**  
FLOOD

**85**  
WILDFIRE

**81**  
HEAT

**1**  
STORM

**100**  
DROUGHT

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

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                  | PRICE     | \$/FT² | LOAN   |
|--------------|-----------|-----------------------|-----------|--------|--------|
| Oct 6, 2025  | Financing | Correction Deed       |           |        |        |
| Aug 17, 2025 | Financing | Intrafamily Transfer  |           |        |        |
| May 23, 2018 | Resale    | Bargain And Sale Deed | \$346,720 | \$141  | \$312K |

## ASSIGNED SCHOOLS

| SCHOOL                               | LEVEL      | GRADES | DISTANCE |
|--------------------------------------|------------|--------|----------|
| Lois & Jerry Tarkanian Middle School | Middle     | 6–8    | 1.0 mi   |
| Dennis Ortwein Elementary School     | Elementary | KG–5   | 1.6 mi   |

|                                 |      |      |        |
|---------------------------------|------|------|--------|
| <b>Desert Oasis High School</b> | High | 9–12 | 2.1 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 89141

|                          |                            |                             |                                 |                         |                        |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <b>19</b><br>CRIME INDEX | <b>90</b><br>AIR POLLUTION | <b>39,335</b><br>POPULATION | <b>\$105K</b><br>MEDIAN IN-COME | <b>65°F</b><br>AVG TEMP | <b>85%</b><br>SUNSHINE |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|

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

## OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Absentee owner</b> |
|-----------|-----------------------|