

Single Family Residence **RESIDENTIAL**

4631 ROGER RIVER AVE

LAS VEGAS, NV 89141

\$617,997 TopHap Estimate · \$227 / ft² · confidence 94 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,720 ft²

LIVING AREA

0.12 ac

LOT SIZE

2017

YEAR BUILT

2

STORIES

8

ROOMS

2

PARKING

VALUATION

\$618K

\$582K low

\$654K high

Last Sale

\$445,000 · Nov 16, 2020

Est. Owner Equity

\$204,745

Loan-to-Value

71%

TAX & ASSESSMENT

Property Tax	\$5,434 (2026)
Assessed Value	\$185,842
Previous Assessed	\$185,174
Assessor Market Value	\$530,977

PROPERTY FACTS

Property Type	Single Family Residence
County	Clark
Lot (acres)	0.12
Construction	Frame (Unspecified)
Roof	Tile
Heating	Forced Air
Cooling	Central
Garage	Garage, Built-in

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	\$/FT ²	LOAN
Nov 12, 2020	Resale	Bargain And Sale Deed	\$445,000	\$164	\$413K
Mar 27, 2018	Resale	Bargain And Sale Deed	\$387,868	\$143	\$310K

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
Desert Oasis High School	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

19 CRIME INDEX	90 AIR POLLUTION	39,335 POPULATION	\$105K MEDIAN IN-COME	65°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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