

Single Family Residence **RESIDENTIAL**

4623 ROGER RIVER AVE

LAS VEGAS, NV 89141

\$513,108 TopHap Estimate · \$220 / ft² · confidence 98 · as of Jun 23, 2026



4

BEDS

3

BATHS

2,328 ft²

LIVING AREA

0.14 ac

LOT SIZE

2017

YEAR BUILT

2

STORIES

8

ROOMS

2

PARKING

VALUATION

\$513K

\$503K low

\$523K high

Last Sale

\$540,000 · Sep 27, 2024

Est. Owner Equity

\$183,108

Loan-to-Value

64%

TAX & ASSESSMENT

Property Tax	\$4,161 (2026)
Assessed Value	\$167,500
Previous Assessed	\$167,334
Assessor Market Value	\$478,571

PROPERTY FACTS

Property Type	Single Family Residence
County	Clark
Lot (acres)	0.14
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
Feb 26, 2026	Financing	Intrafamily Transfer			\$330K
Sep 20, 2024	Resale	Bargain And Sale Deed	\$540,000	\$232	\$324K
Sep 25, 2017	Resale	Grant Deed	\$309,298	\$133	

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	2.2 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	Absentee owner
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