

Single Family Residence **RESIDENTIAL**

4646 ROGER RIVER AVE

LAS VEGAS, NV 89141

\$655,813 TopHap Estimate · \$253 / ft² · confidence 87 · as of Jul 14, 2026



4
BEDS

3
BATHS

2,594 ft²
LIVING AREA

0.14 ac
LOT SIZE

2017
YEAR BUILT

2
STORIES

7
ROOMS

2
PARKING

VALUATION

\$656K

\$571K low

\$741K high

Last Sale

\$635,000 · Feb 10, 2025

Est. Owner Equity

\$82,213

Loan-to-Value

87%

TAX & ASSESSMENT

Property Tax	\$5,101 (2026)
Assessed Value	\$203,948
Previous Assessed	\$204,800
Assessor Market Value	\$582,709

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
Pool	Yes

Deck · 450 ft²

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
Jan 30, 2025	Financing	Re-Recorded Document			
Jan 31, 2025	Resale	Bargain And Sale Deed	\$635,000	\$245	\$476K
Apr 18, 2018	Resale	Grant Deed	\$370,716	\$143	\$379K

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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