

Single Family Residence **RESIDENTIAL**

6891 ROSE RIVER FALLS ST

LAS VEGAS, NV 89131

\$877,789 TopHap Estimate · \$229 / ft² · confidence 94 · as of Jul 14, 2026



4

BEDS

4

BATHS

3,827 ft²

LIVING AREA

0.67 ac

LOT SIZE

2007

YEAR BUILT

1

STORIES

7

ROOMS

3

PARKING

VALUATION

\$878K

\$824K low

\$932K high

Est. Owner Equity

\$877,789

TAX & ASSESSMENT

Property Tax	\$4,712 (2026)
Assessed Value	\$318,538
Previous Assessed	\$306,631
Assessor Market Value	\$910,109

PROPERTY FACTS

Property Type	Single Family Residence
County	Clark
Lot (acres)	0.67
Construction	Frame (Unspecified)
Roof	Tile
Heating	Forced Air
Cooling	Central
Garage	Garage, Attached

Porch · 596 ft²

Sprinklers

CLIMATE RISK

11 FLOOD	60 WILDFIRE	83 HEAT	1 STORM	100 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Sep 24, 2025	Financing	Bargain And Sale Deed			
Jul 12, 2019	Resale	Grant Deed	\$520,000	\$136	\$520K
Jan 8, 2014	Resale	Grant Deed	\$420,000	\$110	
Oct 7, 2013	Quitclaim	Quit Claim Transfer			
Oct 7, 2013	Non-arms-length	Grant Deed	\$334,500	\$87	
Sep 28, 2007	Recorded document	Grant Deed			
Aug 27, 2007	Resale	Grant Deed	\$688,965	\$180	\$551K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Joseph M. Neal Elementary School	Elementary	KG–5	0.9 mi
Anthony Saville Middle School	Middle	6–8	1.5 mi
Shadow Ridge High School	High	9–12	2.7 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 CRIME INDEX	95 AIR POLLUTION	53,822 POPULATION	\$109K MEDIAN IN-COME	50°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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