

Single Family Residence **RESIDENTIAL**

3080 AMERICAN RIVER LN

LAS VEGAS, NV 89135

\$2,522,191 TopHap Estimate · \$588 / ft² · confidence 96 · as of Jun 25, 2026



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BEDS

4.5

BATHS

4,291 ft²

LIVING AREA

0.33 ac

LOT SIZE

2006

YEAR BUILT

1

STORIES

8

ROOMS

3

PARKING

VALUATION

\$2.5M

\$2.4M low

\$2.6M high

Last Sale

\$2,499,950 · Apr 21, 2026

Est. Owner Equity

\$2,522,191

TAX & ASSESSMENT

Property Tax	\$9,730 (2026)
Assessed Value	\$593,000
Previous Assessed	\$571,036
Assessor Market Value	\$1,202,777

PROPERTY FACTS

Property Type	Single Family Residence
County	CLARK
Lot (acres)	0.33
Construction	Frame (Unspecified)
Roof	Concrete
Heating	Forced Air With Air Conditioning
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	Yes

Deck · 500 ft² Patio · 500 ft² Porch · 704 ft² Sprinklers

CLIMATE RISK

25 FLOOD	39 WILDFIRE	79 HEAT	1 STORM	100 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: 0.2 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Apr 17, 2026	Resale	Bargain And Sale Deed	\$2,499,950	\$583	
Dec 13, 2010	Resale	Grant Deed	\$1,080,000	\$252	
Aug 23, 2004	Resale	Grant Deed	\$505,000	\$118	\$429K
Feb 27, 2004	Resale	Grant Deed	\$335,000	\$78	
Dec 18, 2001	Resale	Grant Deed	\$155,000	\$36	
May 7, 2001	Resale	Grant Deed	\$132,000	\$31	\$119K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Judy & John L. Goolsby Elementary School	Elementary	KG–5	0.6 mi
Palo Verde High School	High	9–12	2.6 mi
Victoria Fertitta Middle School	Middle	6–8	3.3 mi

District: Clark County School District



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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 89135

33 CRIME INDEX	89 AIR POLLUTION	34,238 POPULATION	\$113K MEDIAN IN-COME	62°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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