

Single Family Residence **RESIDENTIAL**

7663 CASCADE RIDGE CT

LAS VEGAS, NV 89113

\$649,207 TopHap Estimate · \$237 / ft² · confidence 92 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,742 ft²
LIVING AREA

0.16 ac
LOT SIZE

2005

YEAR BUILT

2

STORIES

9

ROOMS

2

PARKING

VALUATION

\$649K

\$597K low

\$701K high

Last Sale

\$260,000 · Jun 30, 2010

Est. Owner Equity

\$649,207

TAX & ASSESSMENT

Property Tax	\$4,603 (2026)
Assessed Value	\$176,850
Previous Assessed	\$173,274
Assessor Market Value	\$505,286

PROPERTY FACTS

Property Type	Single Family Residence
County	Clark
Lot (acres)	0.16
Construction	Frame (Unspecified)
Roof	Tile
Heating	Forced Air
Cooling	Central
Garage	Garage, Built-in

Porch · 456 ft²

Sprinklers

CLIMATE RISK

25 FLOOD	51 WILDFIRE	80 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
Jun 29, 2010	Resale	Grant Deed	\$260,000	\$95	
Dec 21, 2004	Resale	Grant Deed	\$543,925	\$198	\$435K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Judith D. Steele Elementary School	Elementary	KG–5	0.3 mi
Lawrence & Heidi Canarelli Middle School	Middle	6–8	1.0 mi
Sierra Vista High School	High	9–12	1.0 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 89113

105 CRIME INDEX	102 AIR POLLUTION	34,196 POPULATION	\$88K 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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