

Single Family Residence

RESIDENTIAL

8000 ROUNDUP RIDGE ST

LAS VEGAS, NV 89131

\$483,449

TopHap Estimate · \$269 / ft² · confidence 96 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,798 ft²

LIVING AREA

0.18 ac

LOT SIZE

2003

YEAR BUILT

1

STORIES

6

ROOMS

2

PARKING

VALUATION

\$483K

\$465K low

\$502K high

Last Sale

\$249,000 · Feb 17, 2016

Est. Owner Equity

\$213,458

Loan-to-Value

59%

TAX & ASSESSMENT

Property Tax	\$2,722 (2026)
Assessed Value	\$132,420
Previous Assessed	\$130,252
Assessor Market Value	\$378,342

PROPERTY FACTS

Property Type	Single Family Residence
Style	Single Story
County	Clark
Lot (acres)	0.18
Construction	Frame (Unspecified)
Roof	Tile
Heating	Forced Air
Cooling	Central
Garage	Garage, Attached
Pool	Pool W/Hot Tub/Spa

Deck · 600 ft² Patio · 600 ft² Porch · 36 ft² Sprinklers

CLIMATE RISK

1 FLOOD	1 WILDFIRE	82 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
Feb 10, 2016	Resale	Bargain And Sale Deed	\$249,000	\$138	\$257K
Apr 16, 2004	Resale	Grant Deed	\$329,900	\$183	
Apr 16, 2004	Non-arms-length	Grant Deed	\$329,900	\$183	\$140K
Jan 30, 2003	Resale	Grant Deed	\$182,820	\$102	\$223K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Kitty McDonough Ward Elementary School	Elementary	KG–5	0.6 mi
Shadow Ridge High School	High	9–12	0.9 mi
Anthony Saville Middle School	Middle	6–8	1.4 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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