

Single Family Residence **RESIDENTIAL**

8510 RIVER RIDGE DR

LAS VEGAS, NV 89131

\$617,008 TopHap Estimate · \$235 / ft² · confidence 96 · as of Jul 14, 2026



3
BEDS

3
BATHS

2,625 ft²
LIVING AREA

0.17 ac
LOT SIZE

2004
YEAR BUILT

1
STORIES

8
ROOMS

2
PARKING

VALUATION

\$617K

\$593K low

\$641K high

Last Sale

\$374,000 · Jan 23, 2018

Est. Owner Equity

\$358,508

Loan-to-Value

42%

TAX & ASSESSMENT

Property Tax	\$3,054 (2026)
Assessed Value	\$165,142
Previous Assessed	\$163,289
Assessor Market Value	\$471,834

PROPERTY FACTS

Property Type	Single Family Residence
County	Clark
Lot (acres)	0.17
Construction	Frame (Unspecified)
Roof	Tile
Heating	Forced Air
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached

Porch · 192 ft²

Sprinklers

CLIMATE RISK

53

FLOOD

61

WILDFIRE

83

HEAT

1

STORM

100

DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Nov 30, 2017	Resale	Grant Deed	\$374,000	\$142	
Nov 30, 2017	Resale	Bargain And Sale Deed	\$374,000	\$142	\$274K
Aug 27, 2012	Quitclaim	Quit Claim Transfer			
Aug 27, 2012	Quitclaim	Quit Claim Transfer			
Sep 17, 2010	Quitclaim	Quit Claim Transfer			
Jan 27, 2004	Resale	Grant Deed	\$357,140	\$136	\$286K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Arbor View High School	High	9–12	0.8 mi
Thomas O'Roarke Elementary School	Elementary	KG–5	1.3 mi
Ralph L. Cadwallader Middle School	Middle	6–8	1.7 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
--------------------------	----------------------------	-----------------------------	---------------------------------	-------------------------	------------------------

Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
-----------	----------------