

Single Family Residence **RESIDENTIAL**

8709 ROBINSON RIDGE DR

LAS VEGAS, NV 89117

\$1,264,125 TopHap Estimate · \$381 / ft² · confidence 88 · as of Jul 14, 2026



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3

BEDS

4

BATHS

3,314 ft²

LIVING AREA

0.21 ac

LOT SIZE

1989

YEAR BUILT

1

STORIES

8

ROOMS

2

PARKING

VALUATION

\$1.3M

\$1.1M low

\$1.4M high

Last Sale

\$1,147,000 · Sep 12, 2024

Est. Owner Equity

\$1,264,125

TAX & ASSESSMENT

Property Tax	\$6,653 (2026)
Assessed Value	\$253,416
Previous Assessed	\$253,980
Assessor Market Value	\$724,046

PROPERTY FACTS

Property Type	Single Family Residence
Style	Single Story
County	Clark
Lot (acres)	0.21
Construction	Frame (Unspecified)
Roof	Tile
Heating	Forced Air
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached

Patio · 320 ft²

Porch · 320 ft²

Sprinklers

CLIMATE RISK

1
FLOOD

52
WILDFIRE

80
HEAT

1
STORM

100
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Sep 6, 2024	Resale	Bargain And Sale Deed	\$1,147,000	\$346	
Mar 29, 2005	Quitclaim	Quit Claim Transfer			
Mar 12, 2004	Resale	Grant Deed	\$665,000	\$201	
Nov 5, 2003	Resale	Grant Deed	\$510,000	\$154	\$408K
Oct 16, 1989	Resale	Grant Deed	\$118,200	\$36	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Walter Johnson Junior High School	Middle	6–8	1.7 mi
D'Vorre & Hall Ober Elementary School	Elementary	KG–5	2.3 mi
Bonanza High School	High	9–12	2.7 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 89117

102 CRIME INDEX	98 AIR POLLUTION	60,028 POPULATION	\$69K 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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