

Single Family Residence **RESIDENTIAL**

8612 RIVER RIDGE DR

LAS VEGAS, NV 89131

\$698,500 TopHap Estimate · \$262 / ft² · confidence 92 · as of Jul 14, 2026



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3

BEDS

3

BATHS

2,667 ft²

LIVING AREA

0.17 ac

LOT SIZE

2004

YEAR BUILT

1

STORIES

7

ROOMS

2

PARKING

VALUATION

\$699K

\$645K low

\$752K high

Last Sale

\$650,000 · Sep 27, 2024

Est. Owner Equity

\$270,719

Loan-to-Value

61%

TAX & ASSESSMENT

Property Tax	\$3,420 (2026)
Assessed Value	\$162,860
Previous Assessed	\$160,748
Assessor Market Value	\$465,314

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 · 425 ft²

Sprinklers

CLIMATE RISK

41 FLOOD	58 WILDFIRE	83 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
Sep 5, 2024	Resale	Bargain And Sale Deed	\$650,000	\$244	\$428K
Nov 30, 2017	Resale	Grant Deed	\$380,200	\$143	\$361K
Mar 8, 2016	Resale	Bargain And Sale Deed	\$330,000	\$124	\$264K
May 26, 2004	Resale	Grant Deed	\$495,990	\$186	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Arbor View High School	High	9–12	0.9 mi
Thomas O'Roarke Elementary School	Elementary	KG–5	1.3 mi
Ralph L. Cadwallader Middle School	Middle	6–8	1.8 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 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