

Single Family Residence **RESIDENTIAL**

7643 CASCADE RIDGE CT

LAS VEGAS, NV 89113

\$625,423 TopHap Estimate · \$228 / ft² · confidence 90 · 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

\$625K

\$562K low

\$689K high

Last Sale

\$625,000 · Jan 15, 2026

Est. Owner Equity

\$62,923

Loan-to-Value

90%

TAX & ASSESSMENT

Property Tax	\$3,758 (2026)
Assessed Value	\$171,406
Previous Assessed	\$167,733
Assessor Market Value	\$489,731

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 · 272 ft²

Sprinklers

CLIMATE RISK

25
FLOOD

68
WILDFIRE

80
HEAT

1
STORM

100
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: 0.2 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jan 13, 2025	Resale	Bargain And Sale Deed	\$625,000	\$228	\$563K
May 6, 2021	Resale	Bargain And Sale Deed	\$510,000	\$186	\$357K
Sep 4, 2009	Resale	Bargain And Sale Deed	\$275,500	\$100	\$220K
Jun 11, 2009	Non-arms-length	Trustees Deed	\$205,000	\$75	
Mar 25, 2005	Quitclaim	Quit Claim Transfer			
Mar 25, 2005	Resale	Grant Deed	\$484,803	\$177	\$388K

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
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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	Owner occupied
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