

Single Family Residence

RESIDENTIAL

8404 RIVER RIDGE DR

LAS VEGAS, NV 89131

\$626,513 TopHap Estimate · \$239 / ft² · confidence 93 · as of Jul 14, 2026



3

BEDS

3

BATHS

2,625 ft²
LIVING AREA

0.16 ac
LOT SIZE

2004

YEAR BUILT

1

STORIES

8

ROOMS

2

PARKING

VALUATION

\$627K

\$585K low

\$668K high

Last Sale

\$342,610 · Oct 2, 2003

Est. Owner Equity

\$157,913

Loan-to-Value

80%

TAX & ASSESSMENT

Property Tax	\$3,212 (2026)
Assessed Value	\$169,996
Previous Assessed	\$168,467
Assessor Market Value	\$485,703

PROPERTY FACTS

Property Type	Single Family Residence
County	Clark
Lot (acres)	0.16
Construction	Frame (Unspecified)
Roof	Tile
Heating	Forced Air
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	Pool W/Hot Tub/Spa

Deck · 250 ft² Patio · 250 ft² Porch · 192 ft² Sprinklers

CLIMATE RISK

1
FLOOD

1
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 9, 2010	Quitclaim	Quit Claim Transfer			
Oct 2, 2003	Resale	Grant Deed	\$342,610	\$131	\$242K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Arbor View High School	High	9–12	0.7 mi
Thomas O'Roarke Elementary School	Elementary	KG–5	1.3 mi
Ralph L. Cadwallader Middle School	Middle	6–8	1.6 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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