

Single Family Residence

RESIDENTIAL

8416 RIVER RIDGE DR

LAS VEGAS, NV 89131

\$631,909 TopHap Estimate · \$223 / ft² · confidence 96 · as of Jun 23, 2026



3

BEDS

3

BATHS

2,840 ft²

LIVING AREA

0.19 ac

LOT SIZE

2004

YEAR BUILT

1

STORIES

9

ROOMS

2

PARKING

VALUATION

\$632K

\$607K low

\$657K high

Est. Owner Equity

\$51,609

Loan-to-Value

92%

TAX & ASSESSMENT

Property Tax	\$4,160 (2026)
Assessed Value	\$168,023
Previous Assessed	\$165,671
Assessor Market Value	\$480,066

PROPERTY FACTS

Property Type	Single Family Residence
County	Clark
Lot (acres)	0.19
Construction	Frame (Unspecified)
Roof	Tile
Heating	Forced Air
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached

Porch · 276 ft²

Sprinklers

CLIMATE RISK

1 FLOOD	1 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
Mar 18, 2011	Non-arms-length	Grant Deed	\$215,000	\$76	\$172K
Mar 18, 2011	Quitclaim	Quit Claim Transfer			
Jun 6, 2006	Quitclaim	Quit Claim Transfer			\$417K
May 22, 2006	Quitclaim	Quit Claim Transfer			
Sep 1, 2003	Recorded document	Grant Deed			
Sep 24, 2004	Quitclaim	Quit Claim Transfer			\$327K
Sep 29, 2003	Non-arms-length	Grant Deed	\$337,840	\$119	
Sep 29, 2003	Quitclaim	Quit Claim Transfer			\$321K

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	1.6 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	Absentee owner
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