

Single Family Residence **RESIDENTIAL**

8420 RIVER RIDGE DR

LAS VEGAS, NV 89131

\$567,661 TopHap Estimate · \$236 / ft² · confidence 97 · as of Jul 14, 2026



3
BEDS

3
BATHS

2,401 ft²
LIVING AREA

0.17 ac
LOT SIZE

2004
YEAR BUILT

1
STORIES

6
ROOMS

2
PARKING

VALUATION

\$568K

\$550K low

\$585K high

Last Sale

\$367,500 · May 16, 2018

Est. Owner Equity

\$328,561

Loan-to-Value

42%

TAX & ASSESSMENT

Property Tax	\$2,899 (2026)
Assessed Value	\$152,394
Previous Assessed	\$149,707
Assessor Market Value	\$435,411

PROPERTY FACTS

Property Type	Single Family Residence
County	Clark
Lot (acres)	0.17
Construction	Frame (Unspecified)
Roof	Tile
Heating	Forced Air
Cooling	Central
Garage	Garage, Attached

Porch · 282 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
May 7, 2021	Financing	Intrafamily Transfer			
May 15, 2018	Resale	Bargain And Sale Deed	\$367,500	\$153	\$190K
Mar 27, 2014	Quitclaim	Quit Claim Transfer			\$248K
Aug 14, 2012	Quitclaim	Quit Claim Transfer			
Sep 30, 2003	Resale	Grant Deed	\$316,460	\$132	\$301K

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	1.7 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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