

Single Family Residence **RESIDENTIAL**

8502 RIVER RIDGE DR

LAS VEGAS, NV 89131

\$530,835 TopHap Estimate · \$246 / ft² · confidence 97 · as of Jul 14, 2026



3
BEDS

2
BATHS

2,161 ft²
LIVING AREA

0.17 ac
LOT SIZE

2004
YEAR BUILT

1
STORIES

6
ROOMS

2
PARKING

VALUATION

\$531K

\$515K low

\$546K high

Last Sale

\$244,500 · Apr 24, 2015

Est. Owner Equity

\$200,435

Loan-to-Value

64%

TAX & ASSESSMENT

Property Tax	\$2,690 (2026)
Assessed Value	\$148,406
Previous Assessed	\$145,700
Assessor Market Value	\$424,017

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 · 282 ft²

Sprinklers

CLIMATE RISK

1

FLOOD

61

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 29, 2021	Financing	Intrafamily Transfer			
Aug 22, 2019	Non-arms-length	Grant Deed	\$365,000	\$169	\$292K
Jan 17, 2017	Quitclaim	Quit Claim Transfer			
Apr 22, 2015	Quitclaim	Quit Claim Transfer			
Apr 22, 2015	Resale	Grant Deed	\$244,500	\$113	\$236K
Nov 24, 2003	Resale	Grant Deed	\$310,910	\$144	\$295K

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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