

Single Family Residence **RESIDENTIAL**

8506 RIVER RIDGE DR

LAS VEGAS, NV 89131

\$588,776 TopHap Estimate · \$290 / ft² · confidence 94 · as of Jul 14, 2026



3
BEDS

2
BATHS

2,033 ft²
LIVING AREA

0.17 ac
LOT SIZE

2004
YEAR BUILT

1
STORIES

5
ROOMS

3
PARKING

VALUATION

\$589K

\$552K low

\$625K high

Last Sale

\$561,944 · May 7, 2025

Est. Owner Equity

\$338,776

Loan-to-Value

42%

TAX & ASSESSMENT

Property Tax	\$2,830 (2026)
Assessed Value	\$149,879
Previous Assessed	\$147,190
Assessor Market Value	\$428,226

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 · 535 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
Apr 29, 2025	Resale	Bargain And Sale Deed	\$561,944	\$276	\$250K
Apr 29, 2025	Financing	Intrafamily Transfer			
Feb 21, 2018	Quitclaim	Quit Claim Transfer			
Feb 21, 2018	Quitclaim	Quit Claim Transfer			
Dec 10, 2013	Quitclaim	Quit Claim Transfer	\$169,920	\$84	
Apr 20, 2012	Resale	Grant Deed	\$165,000	\$81	
Apr 4, 2012	Recorded document	Affidavit Of Death			
Jan 23, 2004	Resale	Grant Deed	\$342,280	\$168	\$70K

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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