

Single Family Residence

RESIDENTIAL

8514 RIVER RIDGE DR

LAS VEGAS, NV 89131

\$659,850 TopHap Estimate · \$234 / ft² · confidence 93 · as of Jul 14, 2026



3

BEDS

3

BATHS

2,823 ft²

LIVING AREA

0.29 ac

LOT SIZE

2004

YEAR BUILT

1

STORIES

9

ROOMS

2

PARKING

VALUATION

\$660K

\$613K low

\$707K high

Last Sale

\$418,051 · Dec 19, 2003

Est. Owner Equity

\$327,850

Loan-to-Value

53%

TAX & ASSESSMENT

Property Tax	\$3,176 (2026)
Assessed Value	\$174,585
Previous Assessed	\$171,514
Assessor Market Value	\$498,814

PROPERTY FACTS

Property Type	Single Family Residence
County	Clark
Lot (acres)	0.29
Construction	Frame (Unspecified)
Roof	Tile
Heating	Forced Air
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached

Porch · 412 ft²

Sprinklers

CLIMATE RISK

74

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
Dec 19, 2003	Resale	Grant Deed	\$418,050	\$148	\$195K

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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