

Single Family Residence **RESIDENTIAL**

8518 RIVER RIDGE DR

LAS VEGAS, NV 89131

\$644,457 TopHap Estimate · \$268 / ft² · confidence 93 · as of Jul 14, 2026



3
BEDS

3
BATHS

2,401 ft²
LIVING AREA

0.22 ac
LOT SIZE

2004
YEAR BUILT

1
STORIES

6
ROOMS

2
PARKING

VALUATION

\$644K

\$601K low

\$688K high

Last Sale

\$540,000 · Mar 31, 2023

Est. Owner Equity

\$149,952

Loan-to-Value

80%

TAX & ASSESSMENT

Property Tax	\$3,774 (2026)
Assessed Value	\$169,384
Previous Assessed	\$167,894
Assessor Market Value	\$483,954

PROPERTY FACTS

Property Type	Single Family Residence
County	Clark
Lot (acres)	0.22
Construction	Frame (Unspecified)
Roof	Tile
Heating	Forced Air
Cooling	Central
Garage	Garage, Attached
Pool	Yes

Deck · 945 ft² Patio · 945 ft² Porch · 535 ft² Sprinklers

CLIMATE RISK

65
FLOOD

50
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
Mar 28, 2023	Resale	Bargain And Sale Deed	\$540,000	\$225	\$495K
May 14, 2013	Quitclaim	Quit Claim Transfer			
Apr 15, 2011	Quitclaim	Quit Claim Transfer			
Oct 15, 2004	Quitclaim	Quit Claim Transfer			
Oct 29, 2003	Resale	Grant Deed	\$384,740	\$160	\$308K

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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