

Single Family Residence **RESIDENTIAL**

8526 RIVER RIDGE DR

LAS VEGAS, NV 89131

\$612,322 TopHap Estimate · \$233 / ft² · confidence 93 · as of Jul 14, 2026



3
BEDS

3
BATHS

2,625 ft²
LIVING AREA

0.17 ac
LOT SIZE

2004
YEAR BUILT

1
STORIES

8
ROOMS

2
PARKING

VALUATION

\$612K

\$570K low

\$654K high

Last Sale

\$418,620 · Dec 22, 2003

Est. Owner Equity

\$536,558

Loan-to-Value

13%

TAX & ASSESSMENT

Property Tax	\$3,226 (2026)
Assessed Value	\$161,804
Previous Assessed	\$159,902
Assessor Market Value	\$462,297

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 · 192 ft²

Sprinklers

CLIMATE RISK

83
FLOOD

56
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
Jan 20, 2004	Quitclaim	Quit Claim Transfer			
Dec 22, 2003	Resale	Grant Deed	\$418,620	\$159	\$76K

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	1.8 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
-------------------	---------------------	----------------------	--------------------------	------------------	-----------------

Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
-----------	----------------