

Single Family Residence

RESIDENTIAL

8318 RIVER RIDGE DR

LAS VEGAS, NV 89131

\$540,183 TopHap Estimate · \$285 / ft² · confidence 93 · as of Jul 14, 2026



2

BEDS

2

BATHS

1,894 ft²

LIVING AREA

0.14 ac

LOT SIZE

2003

YEAR BUILT

1

STORIES

5

ROOMS

2

PARKING

VALUATION

\$540K

\$504K low

\$576K high

Last Sale

\$238,000 · Jun 20, 2017

Est. Owner Equity

\$312,683

Loan-to-Value

43%

TAX & ASSESSMENT

Property Tax	\$2,643 (2026)
Assessed Value	\$144,368
Previous Assessed	\$143,025
Assessor Market Value	\$351,126

PROPERTY FACTS

Property Type	Single Family Residence
County	CLARK
Lot (acres)	0.14
Construction	Frame (Unspecified)
Roof	Concrete
Heating	Forced Air With Air Conditioning
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	Yes

Deck · 400 ft² Patio · 400 ft² Porch · 160 ft² Sprinklers

CLIMATE RISK

39
FLOOD

44
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
Oct 19, 2020	Financing	Intrafamily Transfer			\$228K
Jun 16, 2017	Quitclaim	Quit Claim Transfer			
Jun 14, 2017	Resale	Grant Deed	\$238,000	\$126	\$234K
Apr 10, 2006	Resale	Grant Deed	\$398,746	\$211	\$319K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Arbor View High School	High	9–12	0.7 mi
Thomas O'Roarke Elementary School	Elementary	KG–5	1.3 mi
Ralph L. Cadwallader Middle School	Middle	6–8	1.6 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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