

Single Family Residence

RESIDENTIAL

8314 RIVER RIDGE DR

LAS VEGAS, NV 89131

\$527,362 TopHap Estimate · \$207 / ft² · confidence 96 · as of Jul 14, 2026



3

BEDS

3

BATHS

2,551 ft²

LIVING AREA

0.14 ac

LOT SIZE

2003

YEAR BUILT

2

STORIES

8

ROOMS

2

PARKING

VALUATION

\$527K

\$508K low

\$546K high

Last Sale

\$249,900 · Dec 19, 2014

Est. Owner Equity

\$251,362

Loan-to-Value

53%

TAX & ASSESSMENT

Property Tax	\$2,735 (2026)
Assessed Value	\$147,083
Previous Assessed	\$144,565
Assessor Market Value	\$420,237

PROPERTY FACTS

Property Type	Single Family Residence
Style	2 Story Plus
County	Clark
Lot (acres)	0.14
Construction	Frame (Unspecified)
Roof	Tile
Heating	Forced Air
Cooling	Central
Fireplace	Yes

Patio · 171 ft²

Porch · 171 ft²

Sprinklers

CLIMATE RISK

50
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
Dec 17, 2014	Resale	Grant Deed	\$249,900	\$98	\$229K
Dec 11, 2013	Resale	Grant Deed	\$240,000	\$94	\$236K
Jan 4, 2006	Resale	Grant Deed	\$463,630	\$182	
Jan 4, 2006	Recorded document	Grant Deed			

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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