

Single Family Residence

RESIDENTIAL

8310 RIVER RIDGE DR

LAS VEGAS, NV 89131

\$513,873 TopHap Estimate · \$195 / ft² · confidence 96 · as of Jun 23, 2026



4

BEDS

4

BATHS

2,637 ft²

LIVING AREA

0.14 ac

LOT SIZE

2003

YEAR BUILT

2

STORIES

9

ROOMS

2

PARKING

VALUATION

\$514K

\$493K low

\$534K high

Last Sale

\$487,885 · Dec 22, 2005

Est. Owner Equity

\$23,873

Loan-to-Value

95%

TAX & ASSESSMENT

Property Tax	\$2,727 (2026)
Assessed Value	\$146,170
Previous Assessed	\$143,780
Assessor Market Value	\$417,629

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
Garage	Garage, Built-in

Patio · 247 ft²

Porch · 247 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 22, 2005	Quitclaim	Quit Claim Transfer			
Dec 22, 2005	Recorded document	Grant Deed			
Dec 22, 2005	Resale	Grant Deed	\$487,885	\$185	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Arbor View High School	High	9–12	0.7 mi
Thomas O'Roarke Elementary School	Elementary	KG–5	1.4 mi

Ralph L. Cadwallader Middle School

Middle

6–8

1.5 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.