

Single Family Residence **RESIDENTIAL**

8330 RIVER RIDGE DR

LAS VEGAS, NV 89131

\$475,708 TopHap Estimate · \$304 / ft² · confidence 97 · as of Jul 14, 2026



2

BEDS

2

BATHS

1,566 ft²

LIVING AREA

0.14 ac

LOT SIZE

2003

YEAR BUILT

1

STORIES

5

ROOMS

2

PARKING

VALUATION

\$476K

\$460K low

\$491K high

Last Sale

\$330,000 · Apr 28, 2006

Est. Owner Equity

\$63

Loan-to-Value

104%

TAX & ASSESSMENT

Property Tax	\$2,164 (2026)
Assessed Value	\$118,789
Previous Assessed	\$116,253
Assessor Market Value	\$285,163

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	No

Patio · 182 ft²

Porch · 182 ft²

Sprinklers

CLIMATE RISK

1
FLOOD

1
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 4, 2021	Financing	Intrafamily Transfer			
Jan 4, 2021	Financing	Intrafamily Transfer			\$225K
Feb 12, 2018	Quitclaim	Quit Claim Transfer			\$251K
Feb 12, 2018	Quitclaim	Quit Claim Transfer			
Mar 24, 2017	Quitclaim	Quit Claim Transfer			
Apr 25, 2006	Resale	Grant Deed	\$330,000	\$211	\$264K

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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