

Single Family Residence

RESIDENTIAL

8326 RIVER RIDGE DR

LAS VEGAS, NV 89131

\$475,954 TopHap Estimate · \$283 / ft² · confidence 95 · as of Jul 14, 2026



2

BEDS

2

BATHS

1,681 ft²

LIVING AREA

0.14 ac

LOT SIZE

2003

YEAR BUILT

1

STORIES

5

ROOMS

2

PARKING

VALUATION

\$476K

\$453K low

\$499K high

Last Sale

\$295,000 · Jun 29, 2020

Est. Owner Equity

\$47,954

Loan-to-Value

91%

TAX & ASSESSMENT

Property Tax	\$2,319 (2026)
Assessed Value	\$123,370
Previous Assessed	\$120,894
Assessor Market Value	\$352,486

PROPERTY FACTS

Property Type	Single Family Residence
Style	Single Story
County	Clark
Lot (acres)	0.14
Construction	Frame (Unspecified)
Roof	Tile
Heating	Forced Air
Cooling	Central
Garage	Garage, Attached

Patio · 209 ft²

Porch · 209 ft²

Sprinklers

CLIMATE RISK

1

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
Apr 22, 2022	Financing	Intrafamily Transfer			\$192K
Jun 26, 2020	Resale	Grant Deed	\$295,000	\$175	\$236K
Mar 17, 2006	Resale	Grant Deed	\$374,175	\$223	\$299K

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	Absentee owner
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