

Single Family Residence **RESIDENTIAL**

8322 RIVER RIDGE DR

LAS VEGAS, NV 89131

\$480,284 TopHap Estimate · \$286 / ft² · confidence 95 · as of Jul 14, 2026



3
BEDS

2
BATHS

1,681 ft²
LIVING AREA

0.14 ac
LOT SIZE

2003
YEAR BUILT

1
STORIES

5
ROOMS

2
PARKING

VALUATION

\$480K

\$457K low

\$504K high

Last Sale

\$130,000 · Feb 28, 2012

Est. Owner Equity

\$480,284

TAX & ASSESSMENT

Property Tax	\$2,201 (2026)
Assessed Value	\$121,900
Previous Assessed	\$119,393
Assessor Market Value	\$292,226

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 · 224 ft²

Porch · 224 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
Jun 19, 2013	Quitclaim	Quit Claim Transfer			
Feb 14, 2012	Resale	Grant Deed	\$130,000	\$77	
Apr 19, 2006	Resale	Grant Deed	\$363,084	\$216	\$290K

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
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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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