

Single Family Residence **RESIDENTIAL**

8809 ROBINSON RIDGE DR

LAS VEGAS, NV 89117

\$1,418,670 TopHap Estimate · \$318 / ft² · confidence 93 · as of Jul 14, 2026



4
BEDS

4
BATHS

4,458 ft²
LIVING AREA

0.21 ac
LOT SIZE

1989
YEAR BUILT

2
STORIES

9
ROOMS

4
PARKING

VALUATION

\$1.4M

\$1.3M low

\$1.5M high

Last Sale

\$850,000 · Apr 30, 2008

Est. Owner Equity

\$1,005,670

Loan-to-Value

29%

TAX & ASSESSMENT

Property Tax	\$8,282 (2026)
Assessed Value	\$312,015
Previous Assessed	\$314,882
Assessor Market Value	\$736,820

PROPERTY FACTS

Property Type	Single Family Residence
Style	Bi-Level
County	CLARK
Lot (acres)	0.21
Construction	Frame (Unspecified)
Roof	Concrete
Heating	Forced Air With Air Conditioning
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	Yes

Deck · 400 ft²

Patio · 400 ft²

Porch · 616 ft²

Sprinklers

CLIMATE RISK

1 FLOOD	38 WILDFIRE	80 HEAT	1 STORM	100 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Apr 12, 2023	Financing	Intrafamily Transfer			
Apr 28, 2008	Resale	Bargain And Sale Deed	\$850,000	\$191	\$638K
Apr 27, 2007	Recorded document	Grant Deed			
Jan 9, 2006	Resale	Bargain And Sale Deed	\$1,300,000	\$292	\$975K
Mar 31, 2004	Non-arms-length	Grant Deed	\$978,000	\$219	\$782K
Dec 29, 2003	Resale	Grant Deed	\$720,000	\$162	\$576K
Nov 24, 1992	Resale	Grant Deed	\$500,000	\$112	\$440K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Walter Johnson Junior High School	Middle	6–8	1.9 mi
D'Vorre & Hall Ober Elementary School	Elementary	KG–5	2.2 mi
Bonanza High School	High	9–12	2.8 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 89117

102 CRIME INDEX	98 AIR POLLUTION	60,028 POPULATION	\$69K MEDIAN IN-COME	65°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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