

Single Family Residence **RESIDENTIAL**

8805 ROBINSON RIDGE DR

LAS VEGAS, NV 89117

\$1,520,572 TopHap Estimate · \$359 / ft² · confidence 93 · as of Jul 14, 2026



5

BEDS

3.5

BATHS

4,234 ft²

LIVING AREA

0.22 ac

LOT SIZE

1989

YEAR BUILT

2

STORIES

9

ROOMS

3

PARKING

VALUATION

\$1.5M

\$1.4M low

\$1.6M high

Last Sale

\$1,180,000 · Feb 8, 2022

Est. Owner Equity

\$1,370,572

Loan-to-Value

10%

TAX & ASSESSMENT

Property Tax	\$10,540 (2026)
Assessed Value	\$317,930
Previous Assessed	\$321,440
Assessor Market Value	\$710,134

PROPERTY FACTS

Property Type	Single Family Residence
Style	Bi-Level
County	CLARK
Lot (acres)	0.22
Construction	Frame (Unspecified)
Roof	Concrete
Heating	Forced Air With Air Conditioning
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	Yes

Deck · 875 ft²

Patio · 270 ft²

Porch · 388 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
Feb 4, 2022	Resale	Bargain And Sale Deed	\$1,180,000	\$279	
Jun 23, 2021	Financing	Bargain And Sale Deed			
Aug 5, 2020	Resale	Grant Deed	\$862,000	\$204	
Aug 3, 2016	Quitclaim	Quit Claim Transfer			
Aug 3, 2016	Financing	Intrafamily Transfer			\$255K
Sep 23, 2015	Quitclaim	Quit Claim Transfer			
May 22, 2015	Resale	Bargain And Sale Deed	\$799,900	\$189	

Oct 5, 2011	Resale	Grant Deed	\$445,000	\$105	\$400K
Apr 21, 2011	Non-arms-length	Trustees Deed	\$520,132	\$123	
Feb 23, 2006	Financing	Grant Deed			\$975K
Sep 8, 2005	Resale	Grant Deed	\$1,087,000	\$257	
Oct 16, 2003	Resale	Grant Deed	\$999,000	\$236	\$800K
May 9, 2003	Resale	Trustees Deed	\$692,513	\$164	
Feb 4, 2002	Resale	Grant Deed	\$1,200,000	\$283	\$180K
Oct 4, 2001	Resale	Grant Deed	\$850,000	\$201	\$500K
Jun 5, 2001	Resale	Trustees Deed	\$461,924	\$109	
Jul 17, 2000	Quitclaim	Quit Claim Transfer	\$30,000	\$7	
Dec 30, 1999	Resale	Trustees Deed	\$520,000	\$123	\$416K
Sep 9, 1997	Resale	Grant Deed	\$550,000	\$130	\$440K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Walter Johnson Junior High School	Middle	6–8	1.8 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