

Single Family Residence

RESIDENTIAL

8624 RIVER RIDGE DR

LAS VEGAS, NV 89131

\$662,270 TopHap Estimate · \$252 / ft² · confidence 97 · as of Jul 14, 2026



3

BEDS

3

BATHS

2,625 ft²

LIVING AREA

0.19 ac

LOT SIZE

2004

YEAR BUILT

1

STORIES

8

ROOMS

2

PARKING

VALUATION

\$662K

\$640K low

\$684K high

Last Sale

\$474,000 · Sep 27, 2019

Est. Owner Equity

\$188,270

Loan-to-Value

74%

TAX & ASSESSMENT

Property Tax	\$2,220 (2026)
Assessed Value	\$172,037
Previous Assessed	\$171,104
Assessor Market Value	\$422,971

PROPERTY FACTS

Property Type	Single Family Residence
County	CLARK
Lot (acres)	0.19
Construction	Frame (Unspecified)
Roof	Concrete
Heating	Forced Air With Air Conditioning
Cooling	Central
Garage	Garage, Attached
Pool	Yes

Deck · 450 ft² Patio · 450 ft² Porch · 192 ft² Sprinklers

CLIMATE RISK

77 FLOOD	61 WILDFIRE	83 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
Sep 25, 2019	Resale	Grant Deed	\$474,000	\$181	\$474K
Aug 4, 2015	Resale	Grant Deed	\$360,000	\$137	\$324K
Nov 20, 2006	Resale	Bargain And Sale Deed	\$440,000	\$168	\$352K
Aug 3, 2006	Non-arms-length	Trustees Deed	\$553,710	\$211	
Oct 19, 2005	Quitclaim	Quit Claim Transfer			
Sep 13, 2005	Quitclaim	Quit Claim Transfer			
Jul 14, 2005	Recorded document	Grant Deed			
Apr 19, 2005	Recorded document	Grant Deed			
Apr 19, 2005	Resale	Grant Deed	\$650,000	\$248	\$520K

Jul 23, 2004	Resale	Grant Deed	\$554,950	\$211	\$444K
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ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Arbor View High School	High	9–12	0.9 mi
Thomas O'Roarke Elementary School	Elementary	KG–5	1.3 mi
Ralph L. Cadwallader Middle School	Middle	6–8	1.8 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 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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