

Single Family Residence **RESIDENTIAL**

8636 RIVER RIDGE DR

LAS VEGAS, NV 89131

\$656,361 TopHap Estimate · \$250 / ft² · confidence 93 · 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

\$656K

\$609K low

\$703K high

Last Sale

\$237,500 · Sep 17, 2010

Est. Owner Equity

\$490,661

Loan-to-Value

27%

TAX & ASSESSMENT

Property Tax	\$3,399 (2026)
Assessed Value	\$178,022
Previous Assessed	\$177,381
Assessor Market Value	\$508,634

PROPERTY FACTS

Property Type	Single Family Residence
County	Clark
Lot (acres)	0.19
Construction	Frame (Unspecified)
Roof	Tile
Heating	Forced Air
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	Yes

Deck · 1,100 ft² Patio · 1,100 ft² Porch · 192 ft² Sprinklers

CLIMATE RISK

62
FLOOD

39
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
Jan 21, 2025	Financing	Intrafamily Transfer			
Apr 12, 2011	Quitclaim	Quit Claim Transfer			\$165K
Aug 6, 2010	Resale	Grant Deed	\$237,500	\$90	
May 3, 2010	Non-arms-length	Trustees Deed	\$229,500	\$87	
Jun 20, 2005	Resale	Grant Deed	\$535,500	\$204	\$295K
Jul 29, 2004	Resale	Grant Deed	\$458,800	\$175	\$334K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Arbor View High School	High	9–12	0.9 mi
Thomas O'Roarke Elementary School	Elementary	KG–5	1.2 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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