

Single Family Residence **RESIDENTIAL**

8628 RIVER RIDGE DR

LAS VEGAS, NV 89131

\$689,064 TopHap Estimate · \$263 / ft² · confidence 96 · as of Jul 14, 2026



4
BEDS

3
BATHS

2,625 ft²
LIVING AREA

0.22 ac
LOT SIZE

2004
YEAR BUILT

1
STORIES

8
ROOMS

2
PARKING

VALUATION

\$689K

\$663K low

\$715K high

Last Sale

\$425,000 · Jul 5, 2017

Est. Owner Equity

\$236,564

Loan-to-Value

71%

TAX & ASSESSMENT

Property Tax	\$4,771 (2026)
Assessed Value	\$182,579
Previous Assessed	\$182,247
Assessor Market Value	\$521,654

PROPERTY FACTS

Property Type	Single Family Residence
County	Clark
Lot (acres)	0.22
Construction	Frame (Unspecified)
Roof	Tile
Heating	Forced Air
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	Pool W/Hot Tub/Spa

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

CLIMATE RISK

37
FLOOD

37
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 29, 2017	Resale	Grant Deed	\$425,000	\$162	\$404K
Sep 10, 2011	Resale	Grant Deed	\$265,000	\$101	
Aug 19, 2011	Resale	Trustees Deed	\$204,301	\$78	
Dec 9, 2004	Resale	Grant Deed	\$529,813	\$202	\$424K

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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