

Single Family Residence **RESIDENTIAL**

7617 RIVA RIDGE ST

LAS VEGAS, NV 89149

\$420,000 TopHap Estimate · \$226 / ft² · confidence 95 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

1,859 ft²

LIVING AREA

0.11 ac

LOT SIZE

2006

YEAR BUILT

2

STORIES

6

ROOMS

2

PARKING

VALUATION

\$420K

\$399K low

\$441K high

Last Sale

\$410,000 · Jul 17, 2026

Est. Owner Equity

\$420,000

TAX & ASSESSMENT

Property Tax	\$2,714 (2026)
Assessed Value	\$120,952
Previous Assessed	\$119,106
Assessor Market Value	\$285,471

PROPERTY FACTS

Property Type	Single Family Residence
Style	Bi-Level
County	CLARK
Lot (acres)	0.11
Construction	Frame (Unspecified)
Roof	Concrete
Heating	Forced Air With Air Conditioning
Cooling	Central
Garage	Garage, Attached
Pool	No

Porch · 115 ft²

Sprinklers

CLIMATE RISK

28
FLOOD

57
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
Jul 10, 2026	Resale	Bargain And Sale Deed	\$410,000	\$221	\$360K
Jul 9, 2026	Financing	Bargain And Sale Deed			
Oct 5, 2010	Resale	Grant Deed	\$135,000	\$73	
Jan 26, 2005	Resale	Bargain And Sale Deed	\$332,828	\$179	\$266K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Sandra L. Thompson Elementary School	Elementary	KG–5	0.8 mi
Edmundo Escobedo, Sr. Middle School	Middle	6–8	1.2 mi
Arbor View High School	High	9–12	2.7 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 89149

24 CRIME INDEX	96 AIR POLLUTION	45,091 POPULATION	\$97K MEDIAN IN-COME	65°F AVG TEMP	85% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Absentee owner
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