

Single Family Residence **RESIDENTIAL**

7626 RIVA RIDGE ST

LAS VEGAS, NV 89149

\$501,490 TopHap Estimate · \$207 / ft² · confidence 97 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,422 ft²

LIVING AREA

3,920 ft²

LOT SIZE

2006

YEAR BUILT

2

STORIES

8

ROOMS

2

PARKING

VALUATION

\$501K

\$489K low

\$514K high

Last Sale

\$328,000 · Aug 12, 2019

Est. Owner Equity

\$170,840

Loan-to-Value

67%

TAX & ASSESSMENT

Property Tax	\$2,369 (2026)
Assessed Value	\$138,971
Previous Assessed	\$137,038
Assessor Market Value	\$329,346

PROPERTY FACTS

Property Type	Single Family Residence
Style	Bi-Level
County	CLARK
Lot (acres)	0.09
Construction	Frame (Unspecified)
Roof	Concrete
Heating	Forced Air With Air Conditioning
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Porch · 104 ft²

Sprinklers

CLIMATE RISK

19 FLOOD	63 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
Aug 12, 2019	Resale	Grant Deed	\$328,000	\$135	\$332K
Aug 8, 2019	Quitclaim	Quit Claim Transfer			
Aug 22, 2016	Financing	Bargain And Sale Deed			\$265K
Sep 25, 2015	Quitclaim	Quit Claim Transfer			
Sep 25, 2015	Resale	Grant Deed	\$255,000	\$105	\$263K
Sep 25, 2015	Quitclaim	Quit Claim Transfer			
Jun 23, 2006	Resale	Bargain And Sale Deed	\$377,990	\$156	\$228K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Sandra L. Thompson Elementary School	Elementary	KG–5	0.7 mi
Edmundo Escobedo, Sr. Middle School	Middle	6–8	1.3 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	Owner occupied
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