

Single Family Residence **RESIDENTIAL**

7621 RIVA RIDGE ST

LAS VEGAS, NV 89149

\$494,957 TopHap Estimate · \$204 / ft² · confidence 96 · as of Jul 14, 2026



3
BEDS

3
BATHS

2,422 ft²
LIVING AREA

3,920 ft²
LOT SIZE

2006
YEAR BUILT

2
STORIES

7
ROOMS

2
PARKING

VALUATION

\$495K

\$475K low

\$515K high

Last Sale

\$160,000 · Aug 7, 2012

Est. Owner Equity

\$337,855

Loan-to-Value

32%

TAX & ASSESSMENT

Property Tax	\$2,868 (2026)
Assessed Value	\$137,007
Previous Assessed	\$135,052
Assessor Market Value	\$391,449

PROPERTY FACTS

Property Type	Single Family Residence
County	Clark
Lot (acres)	0.09
Construction	Frame (Unspecified)
Roof	Tile
Heating	Forced Air
Cooling	Central
Garage	Garage, Built-in

Porch · 104 ft²

Sprinklers

CLIMATE RISK

25
FLOOD

61
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
Aug 3, 2012	Resale	Bargain And Sale Deed	\$160,000	\$66	\$157K
Nov 29, 2011	Non-arms-length	Trustees Deed	\$135,000	\$56	
Dec 22, 2005	Resale	Bargain And Sale Deed	\$391,568	\$162	\$313K

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	Owner occupied
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