

Single Family Residence **RESIDENTIAL**

7622 RIVA RIDGE ST

LAS VEGAS, NV 89149

\$458,248 TopHap Estimate · \$217 / ft² · confidence 97 · as of Jun 23, 2026



3
BEDS

3
BATHS

2,116 ft²
LIVING AREA

3,920 ft²
LOT SIZE

2006
YEAR BUILT

2
STORIES

6
ROOMS

2
PARKING

VALUATION

\$458K

\$445K low

\$472K high

Last Sale

\$459,000 · May 11, 2022

Est. Owner Equity

\$458,248

TAX & ASSESSMENT

Property Tax	\$2,935 (2026)
Assessed Value	\$129,247
Previous Assessed	\$127,238
Assessor Market Value	\$369,277

PROPERTY FACTS

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

Porch · 72 ft²

Sprinklers

CLIMATE RISK

22

FLOOD

63

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
Apr 25, 2022	Resale	Bargain And Sale Deed	\$459,000	\$217	
Nov 13, 2018	Resale	Bargain And Sale Deed	\$295,000	\$139	\$301K
Jul 20, 2011	Resale	Bargain And Sale Deed	\$131,000	\$62	\$105K
Jan 6, 2006	Resale	Bargain And Sale Deed	\$345,453	\$163	\$276K

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	1.2 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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