

Single Family Residence **RESIDENTIAL**

7618 RIVA RIDGE ST

LAS VEGAS, NV 89149

\$495,639 TopHap Estimate · \$205 / ft² · confidence 97 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,422 ft²

LIVING AREA

0.1 ac

LOT SIZE

2006

YEAR BUILT

2

STORIES

8

ROOMS

2

PARKING

VALUATION

\$496K

\$481K low

\$510K high

Last Sale

\$252,000 · Oct 3, 2016

Est. Owner Equity

\$261,318

Loan-to-Value

47%

TAX & ASSESSMENT

Property Tax	\$2,340 (2026)
Assessed Value	\$137,585
Previous Assessed	\$135,637
Assessor Market Value	\$393,100

PROPERTY FACTS

Property Type	Single Family Residence
County	Clark
Lot (acres)	0.10
Construction	Frame (Unspecified)
Roof	Tile
Heating	Forced Air
Cooling	Central
Garage	Garage, Built-in

Porch · 104 ft²

Sprinklers

CLIMATE RISK

25
FLOOD

40
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
Sep 27, 2016	Resale	Grant Deed	\$252,000	\$104	\$254K
Aug 4, 2006	Quitclaim	Quit Claim Transfer			
May 30, 2006	Resale	Bargain And Sale Deed	\$377,990	\$156	\$302K

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	Owner occupied
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