

Single Family Residence **RESIDENTIAL**

7638 RIVA RIDGE ST

LAS VEGAS, NV 89149

\$434,542 TopHap Estimate · \$234 / ft² · confidence 96 · as of Jun 23, 2026



3
BEDS

3
BATHS

1,859 ft²
LIVING AREA

3,920 ft²
LOT SIZE

2006
YEAR BUILT

2
STORIES

6
ROOMS

2
PARKING

VALUATION

\$435K

\$417K low

\$452K high

Last Sale

\$199,000 · Aug 14, 2015

Est. Owner Equity

\$203,542

Loan-to-Value

53%

TAX & ASSESSMENT

Property Tax	\$2,750 (2026)
Assessed Value	\$122,472
Previous Assessed	\$120,656
Assessor Market Value	\$349,920

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 · 235 ft²

Sprinklers

CLIMATE RISK

11
FLOOD

60
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
Jan 27, 2021	Non-arms-length	Grant Deed	\$308,000	\$166	
Jul 20, 2019	Financing	Intrafamily Transfer			\$231K
Jun 29, 2015	Resale	Bargain And Sale Deed	\$199,000	\$107	\$195K
Jun 10, 2010	Resale	Grant Deed	\$140,000	\$75	\$137K
Jan 24, 2006	Resale	Grant Deed	\$338,885	\$182	\$193K

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	1.3 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.