

Single Family Residence **RESIDENTIAL**

7633 RIVA RIDGE ST

LAS VEGAS, NV 89149

\$437,540 TopHap Estimate · \$235 / ft² · confidence 96 · as of Jul 14, 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

\$438K

\$421K low

\$454K high

Last Sale

\$289,000 · Jul 23, 2019

Est. Owner Equity

\$162,990

Loan-to-Value

63%

TAX & ASSESSMENT

Property Tax	\$2,166 (2026)
Assessed Value	\$121,758
Previous Assessed	\$119,923
Assessor Market Value	\$347,880

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 · 115 ft²

Sprinklers

CLIMATE RISK

11

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
Aug 3, 2019	Quitclaim	Quit Claim Transfer			
Jul 16, 2019	Resale	Bargain And Sale Deed	\$289,000	\$155	\$275K
Aug 23, 2010	Resale	Grant Deed	\$135,000	\$73	
Sep 1, 2006	Resale	Bargain And Sale Deed	\$322,990	\$174	\$258K

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
-------------------	---------------------	----------------------	-------------------------	------------------	-----------------

Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
-----------	----------------