

Single Family Residence **RESIDENTIAL**

7645 RIVA RIDGE ST

LAS VEGAS, NV 89149

\$501,474 TopHap Estimate · \$209 / ft² · confidence 96 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

2,405 ft²

LIVING AREA

0.1 ac

LOT SIZE

2006

YEAR BUILT

2

STORIES

7

ROOMS

2

PARKING

VALUATION

\$501K

\$482K low

\$521K high

Est. Owner Equity

\$233,474

Loan-to-Value

53%

TAX & ASSESSMENT

Property Tax	\$2,396 (2026)
Assessed Value	\$138,978
Previous Assessed	\$137,044
Assessor Market Value	\$329,511

PROPERTY FACTS

Property Type	Single Family Residence
Style	Bi-Level
County	CLARK
Lot (acres)	0.10
Construction	Frame (Unspecified)
Roof	Concrete
Heating	Forced Air With Air Conditioning
Cooling	Central
Garage	Garage, Attached
Pool	No

Porch · 104 ft²

Sprinklers

CLIMATE RISK

11

FLOOD

48

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 13, 2021	Financing	Intrafamily Transfer			\$268K
Nov 29, 2017	Resale	Grant Deed	\$272,000	\$113	\$278K
Apr 15, 2015	Resale	Bargain And Sale Deed	\$238,000	\$99	\$226K
Apr 15, 2015	Quitclaim	Quit Claim Transfer			
Oct 19, 2009	Quitclaim	Quit Claim Transfer			
Sep 25, 2009	Resale	Bargain And Sale Deed	\$182,500	\$76	\$179K
May 6, 2009	Non-arms-length	Trustees Deed	\$170,000	\$71	
Mar 13, 2006	Recorded document	Grant Deed			

Mar 13, 2006	Resale	Grant Deed	\$378,392	\$157	\$303K
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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.

OWNERSHIP

Occupancy	Owner occupied
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