

Single Family Residence **RESIDENTIAL**

# 7630 RIVA RIDGE ST

LAS VEGAS, NV 89149

**\$463,827** TopHap Estimate · \$219 / ft<sup>2</sup> · confidence 97 · as of Jun 23, 2026



**3**

BEDS

**3**

BATHS

**2,116 ft<sup>2</sup>**

LIVING AREA

**3,920 ft<sup>2</sup>**

LOT SIZE

**2006**

YEAR BUILT

**2**

STORIES

**6**

ROOMS

**2**

PARKING

## VALUATION

**\$464K**

\$450K low

\$478K high

Last Sale

**\$426,500 · Mar 4, 2022**

Est. Owner Equity

**\$463,827**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$2,971 (2026) |
| Assessed Value        | \$130,767      |
| Previous Assessed     | \$128,787      |
| Assessor Market Value | \$373,620      |

## 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 · 192 ft²

Sprinklers

## CLIMATE RISK

|             |                |            |            |                |
|-------------|----------------|------------|------------|----------------|
| 12<br>FLOOD | 42<br>WILDFIRE | 83<br>HEAT | 1<br>STORM | 100<br>DROUGHT |
|-------------|----------------|------------|------------|----------------|

Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

## TRANSACTION HISTORY

| DATE         | TYPE            | DEED                  | PRICE     | \$/FT² | LOAN   |
|--------------|-----------------|-----------------------|-----------|--------|--------|
| Mar 2, 2022  | Resale          | Bargain And Sale Deed | \$426,500 | \$202  |        |
| Sep 6, 2013  | Resale          | Grant Deed            | \$187,500 | \$89   |        |
| May 24, 2010 | Resale          | Bargain And Sale Deed | \$150,000 | \$71   | \$147K |
| Aug 4, 2009  | Resale          | Grant Deed            | \$135,000 | \$64   |        |
| Sep 1, 2009  | Quitclaim       | Quit Claim Transfer   |           |        |        |
| Nov 20, 2008 | Non-arms-length | Trustees Deed         | \$179,100 | \$85   |        |
| Jan 27, 2006 | Quitclaim       | Quit Claim Transfer   |           |        |        |
| Jan 27, 2006 | Resale          | Grant Deed            | \$350,625 | \$166  | \$281K |

## 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    | 1.3 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

|                          |                            |                             |                                |                         |                        |
|--------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>24</b><br>CRIME INDEX | <b>96</b><br>AIR POLLUTION | <b>45,091</b><br>POPULATION | <b>\$97K</b><br>MEDIAN IN-COME | <b>65°F</b><br>AVG TEMP | <b>85%</b><br>SUNSHINE |
|--------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

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

## OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Absentee owner |
|-----------|----------------|