

Single Family Residence

RESIDENTIAL

8616 RIVER RIDGE DR

LAS VEGAS, NV 89131

\$580,371 TopHap Estimate · \$242 / ft² · confidence 96 · as of Jun 23, 2026



3

BEDS

3

BATHS

2,401 ft²

LIVING AREA

0.17 ac

LOT SIZE

2004

YEAR BUILT

1

STORIES

6

ROOMS

2

PARKING

VALUATION

\$580K

\$557K low

\$604K high

Last Sale

\$250,000 · Sep 13, 2013

Est. Owner Equity

\$382,371

Loan-to-Value

34%

TAX & ASSESSMENT

Property Tax	\$2,873 (2026)
Assessed Value	\$152,394
Previous Assessed	\$149,707
Assessor Market Value	\$435,411

PROPERTY FACTS

Property Type	Single Family Residence
County	Clark
Lot (acres)	0.17
Construction	Frame (Unspecified)
Roof	Tile
Heating	Forced Air
Cooling	Central
Garage	Garage, Attached

Porch · 282 ft²

Sprinklers

CLIMATE RISK

44
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
Nov 26, 2014	Quitclaim	Quit Claim Transfer			
Sep 6, 2013	Resale	Grant Deed	\$250,000	\$104	\$200K
May 30, 2012	Resale	Bargain And Sale Deed	\$186,550	\$78	\$140K
Oct 12, 2006	Resale	Grant Deed	\$445,000	\$185	\$356K
May 12, 2004	Quitclaim	Quit Claim Transfer			
May 17, 2004	Resale	Grant Deed	\$438,350	\$183	\$351K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Arbor View High School	High	9–12	0.9 mi
Thomas O'Roarke Elementary School	Elementary	KG–5	1.3 mi

Ralph L. Cadwallader Middle School	Middle	6–8	1.8 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 89131

40 CRIME INDEX	95 AIR POLLUTION	53,822 POPULATION	\$109K MEDIAN IN-COME	50°F AVG TEMP	85% SUNSHINE
--------------------------------------	--	---	---	-------------------------------------	------------------------------------

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

OWNERSHIP

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