

Single Family Residence **RESIDENTIAL**

8302 RIVER RIDGE DR

LAS VEGAS, NV 89131

\$523,286 TopHap Estimate · \$276 / ft² · confidence 94 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,894 ft²

LIVING AREA

0.13 ac

LOT SIZE

2006

YEAR BUILT

1

STORIES

5

ROOMS

2

PARKING

VALUATION

\$523K

\$490K low

\$556K high

Last Sale

\$222,000 · Aug 11, 2008

Est. Owner Equity

\$223,286

Loan-to-Value

61%

TAX & ASSESSMENT

Property Tax	\$2,517 (2026)
Assessed Value	\$134,052
Previous Assessed	\$131,612
Assessor Market Value	\$322,457

PROPERTY FACTS

Property Type	Single Family Residence
County	CLARK
Lot (acres)	0.13
Construction	Frame (Unspecified)
Roof	Concrete
Heating	Forced Air With Air Conditioning
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Porch · 160 ft²

Sprinklers

CLIMATE RISK

44

FLOOD

44

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
Jul 16, 2008	Resale	Bargain And Sale Deed	\$222,000	\$117	\$229K
Apr 24, 2008	Foreclosure sale	Trustees Deed	\$208,250	\$110	
Nov 4, 2006	Quitclaim	Quit Claim Transfer			
Nov 4, 2006	Recorded document	Warranty Deed			
May 18, 2006	Resale	Grant Deed	\$372,870	\$197	\$298K
May 18, 2006	Recorded document	Grant Deed			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Arbor View High School	High	9–12	0.7 mi
Thomas O'Roarke Elementary School	Elementary	KG–5	1.4 mi
Ralph L. Cadwallader Middle School	Middle	6–8	1.5 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
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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