

Single Family Residence

RESIDENTIAL

5012 RAPID RIVER CT

LAS VEGAS, NV 89131

\$399,341 TopHap Estimate · \$197 / ft² · confidence 96 · as of Jun 23, 2026



3

BEDS

3

BATHS

2,024 ft²

LIVING AREA

0.11 ac

LOT SIZE

2003

YEAR BUILT

2

STORIES

7

ROOMS

2

PARKING

VALUATION

\$399K

\$383K low

\$415K high

Last Sale

\$117,000 · Nov 9, 2012

Est. Owner Equity

\$0

TAX & ASSESSMENT

Property Tax	\$2,361 (2026)
Assessed Value	\$107,908
Previous Assessed	\$108,695
Assessor Market Value	\$308,309

PROPERTY FACTS

Property Type	Single Family Residence
Style	2 Story Plus
County	Clark
Lot (acres)	0.11
Construction	Frame (Unspecified)
Roof	Tile
Heating	Forced Air
Cooling	Central
Garage	Garage, Built-in

Patio · 24 ft²

Porch · 24 ft²

Sprinklers

CLIMATE RISK

11 FLOOD	1 WILDFIRE	82 HEAT	1 STORM	100 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Aug 26, 2014	Quitclaim	Quit Claim Transfer			\$342M
Aug 26, 2014	Recorded document	Grant Deed			
Aug 26, 2014	Quitclaim	Quit Claim Transfer			
May 9, 2013	Quitclaim	Quit Claim Transfer			
Nov 9, 2012	Resale	Grant Deed	\$117,000	\$58	
Oct 25, 2006	Quitclaim	Quit Claim Transfer			
Oct 16, 2006	Resale	Grant Deed	\$300,000	\$148	\$300K
May 28, 2003	Resale	Grant Deed	\$174,690	\$86	\$178K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Kitty McDonough Ward Elementary School	Elementary	KG–5	0.5 mi
Shadow Ridge High School	High	9–12	0.7 mi
Anthony Saville Middle School	Middle	6–8	1.4 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	Absentee owner
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