

Single Family Residence **RESIDENTIAL**

2108 RUNNING RIVER RD

HENDERSON, NV 89074

\$456,105 TopHap Estimate · \$282 / ft² · confidence 98 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,615 ft²

LIVING AREA

0.1 ac

LOT SIZE

1989

YEAR BUILT

2

STORIES

6

ROOMS

1

PARKING

VALUATION

\$456K

\$445K low

\$467K high

Last Sale

\$455,000 · May 29, 2026

Est. Owner Equity

\$23,855

Loan-to-Value

95%

TAX & ASSESSMENT

Property Tax	\$1,987 (2026)
Assessed Value	\$81,328
Previous Assessed	\$78,601
Assessor Market Value	\$190,100

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
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Patio · 20 ft²

Porch · 20 ft²

Sprinklers

CLIMATE RISK

45 FLOOD	1 WILDFIRE	83 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
May 22, 2026	Resale	Bargain And Sale Deed	\$455,000	\$282	\$432K
Dec 7, 2006	Resale	Grant Deed	\$290,000	\$180	\$232K
Dec 8, 2006	Quitclaim	Quit Claim Transfer			
May 31, 2002	Resale	Grant Deed	\$157,500	\$98	\$126K
Sep 14, 2001	Resale	Grant Deed	\$150,000	\$93	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
James Gibson Elementary School	Elementary	KG–5	0.3 mi
Barbara & Hank Greenspun Junior High School	Middle	6–8	1.2 mi
Green Valley High School	High	9–12	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 89074

86 CRIME INDEX	89 AIR POLLUTION	56,771 POPULATION	\$85K MEDIAN IN-COME	66°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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