

Single Family Residence **RESIDENTIAL**

## 2152 RUNNING RIVER RD

HENDERSON, NV 89074

**\$452,298** TopHap Estimate · \$227 / ft<sup>2</sup> · confidence 97 · as of Jul 14, 2026



**3**

BEDS

**3**

BATHS

**1,990 ft<sup>2</sup>**

LIVING AREA

**0.12 ac**

LOT SIZE

**1990**

YEAR BUILT

**2**

STORIES

**6**

ROOMS

**2**

PARKING

### VALUATION

**\$452K**

\$440K low

\$465K high

Last Sale

**\$450,000 · Mar 27, 2026**

Est. Owner Equity

**\$15,798**

Loan-to-Value

**96%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$2,280 (2026) |
| Assessed Value        | \$91,389       |
| Previous Assessed     | \$88,841       |
| Assessor Market Value | \$261,111      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | 2 Story Plus            |
| County        | Clark                   |
| Lot (acres)   | 0.12                    |
| Construction  | Frame (Unspecified)     |
| Roof          | Tile                    |
| Heating       | Forced Air              |
| Cooling       | Central                 |
| Fireplace     | Yes                     |
| Garage        | Garage, Built-in        |

Patio · 65 ft²

Porch · 65 ft²

Sprinklers

## CLIMATE RISK

|            |               |            |            |                |
|------------|---------------|------------|------------|----------------|
| 1<br>FLOOD | 1<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 26, 2026 | Financing        | Mortgage              |           |        | \$437K |
| Mar 26, 2026 | Resale           | Bargain And Sale Deed | \$450,000 | \$226  | \$437K |
| Sep 30, 2025 | Resale           | Bargain And Sale Deed | \$325,000 | \$163  | \$312K |
| Apr 4, 2010  | Resale           | Grant Deed            | \$165,000 | \$83   | \$162K |
| Oct 29, 2009 | Foreclosure sale | Trustees Deed         | \$250,000 | \$126  |        |
| Jun 16, 2005 | Resale           | Bargain And Sale Deed | \$340,000 | \$171  | \$272K |
| Jul 29, 2002 | Resale           | Grant Deed            | \$170,000 | \$85   | \$153K |
| Nov 24, 1992 | Resale           | Grant Deed            | \$133,400 | \$67   |        |

## ASSIGNED SCHOOLS

| SCHOOL                                      | LEVEL      | GRADES | DISTANCE |
|---------------------------------------------|------------|--------|----------|
| James Gibson Elementary School              | Elementary | KG–5   | 0.5 mi   |
| Barbara & Hank Greenspun Junior High School | Middle     | 6–8    | 1.4 mi   |
| Green Valley High School                    | High       | 9–12   | 1.6 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

|                          |                            |                             |                                |                         |                        |
|--------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>86</b><br>CRIME INDEX | <b>89</b><br>AIR POLLUTION | <b>56,771</b><br>POPULATION | <b>\$85K</b><br>MEDIAN IN-COME | <b>66°F</b><br>AVG TEMP | <b>85%</b><br>SUNSHINE |
|--------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

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

## OWNERSHIP

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