

Single Family Residence **RESIDENTIAL**

2122 RUNNING RIVER RD

HENDERSON, NV 89074

\$417,605 TopHap Estimate · \$259 / ft² · confidence 95 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,615 ft²

LIVING AREA

0.11 ac

LOT SIZE

1989

YEAR BUILT

2

STORIES

6

ROOMS

1

PARKING

VALUATION

\$418K

\$399K low

\$437K high

Last Sale

\$385,000 · Jan 31, 2022

Est. Owner Equity

\$417,605

TAX & ASSESSMENT

Property Tax	\$1,998 (2026)
Assessed Value	\$81,635
Previous Assessed	\$78,434
Assessor Market Value	\$190,274

PROPERTY FACTS

Property Type	Single Family Residence
Style	Bi-Level
County	CLARK
Lot (acres)	0.11
Construction	Frame (Unspecified)
Roof	Concrete
Heating	Forced Air With Air Conditioning
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Patio · 1,412 ft²

Porch · 1,412 ft²

Sprinklers

CLIMATE RISK

1

FLOOD

1

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
Jan 27, 2022	Resale	Bargain And Sale Deed	\$385,000	\$238	
Dec 18, 2018	Quitclaim	Quit Claim Transfer			\$150K
Oct 26, 2011	Resale	Bargain And Sale Deed	\$100,000	\$62	\$102K
Oct 26, 2011	Recorded document	Grant Deed			
Apr 8, 2011	Non-arms-length	Grant Deed	\$197,135	\$122	
Apr 4, 2011	Foreclosure sale	Trustees Deed	\$197,135	\$122	
Jun 3, 2008	Resale	Bargain And Sale Deed	\$185,500	\$115	\$183K

Mar 10, 2008	Non-arms-length	Trustees Deed	\$255,302	\$158	
Jun 10, 2005	Quitclaim	Quit Claim Transfer			
Jun 7, 2005	Resale	Bargain And Sale Deed	\$295,000	\$183	\$236K
Nov 24, 1999	Resale	Grant Deed	\$130,000	\$80	\$91K
Sep 13, 1993	Resale	Grant Deed	\$112,500	\$70	\$73K

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	1.3 mi
Green Valley High School	High	9–12	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 89074

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

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

OWNERSHIP

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