

Single Family Residence **RESIDENTIAL**

2163 RUNNING RIVER RD

HENDERSON, NV 89074

\$450,503 TopHap Estimate · \$257 / ft² · confidence 96 · as of Jul 14, 2026



2

BEDS

2.5

BATHS

1,750 ft²

LIVING AREA

0.11 ac

LOT SIZE

1990

YEAR BUILT

2

STORIES

6

ROOMS

2

PARKING

VALUATION

\$451K

\$431K low

\$470K high

Last Sale

\$255,000 · Jan 5, 2018

Est. Owner Equity

\$224,503

Loan-to-Value

51%

TAX & ASSESSMENT

Property Tax	\$2,150 (2026)
Assessed Value	\$86,627
Previous Assessed	\$84,068
Assessor Market Value	\$203,366

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 · 55 ft²

Porch · 55 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 3, 2018	Resale	Bargain And Sale Deed	\$255,000	\$146	\$230K
Dec 27, 2004	Resale	Bargain And Sale Deed	\$315,500	\$180	\$300K
Jun 28, 2004	Quitclaim	Quit Claim Transfer			
May 10, 2001	Quitclaim	Quit Claim Transfer			
Mar 27, 2000	Resale	Grant Deed	\$143,500	\$82	\$129K

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

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	Absentee owner
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