

Single Family Residence **RESIDENTIAL**

2147 RUNNING RIVER RD

HENDERSON, NV 89074

\$445,988 TopHap Estimate · \$255 / ft² · confidence 96 · as of Jul 14, 2026



2

BEDS

3

BATHS

1,750 ft²

LIVING AREA

0.12 ac

LOT SIZE

1990

YEAR BUILT

2

STORIES

6

ROOMS

2

PARKING

VALUATION

\$446K

\$426K low

\$466K high

Last Sale

\$200,000 · Mar 24, 2015

Est. Owner Equity

\$194,988

Loan-to-Value

56%

TAX & ASSESSMENT

Property Tax	\$1,624 (2026)
Assessed Value	\$87,879
Previous Assessed	\$85,336
Assessor Market Value	\$251,083

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 · 357 ft²

Porch · 357 ft²

Sprinklers

CLIMATE RISK

43

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
Mar 9, 2015	Resale	Grant Deed	\$200,000	\$114	\$196K
May 4, 2012	Recorded document	Grant Deed			
May 4, 2012	Recorded document	Grant Deed			
Nov 29, 2010	Resale	Grant Deed	\$99,750	\$57	\$75K
Jun 9, 2010	Foreclosure sale	Trustees Deed	\$225,945	\$129	
Oct 31, 2001	Quitclaim	Quit Claim Transfer			\$138K
Jul 21, 2000	Quitclaim	Quit Claim Transfer			\$18K
Nov 10, 1997	Resale	Grant Deed	\$137,000	\$78	\$110K

Nov 23, 1993	Resale	Grant Deed	\$132,500	\$76	\$83K
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ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
James Gibson Elementary School	Elementary	KG–5	0.4 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	Owner occupied
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