

Single Family Residence **RESIDENTIAL**

2136 RUNNING RIVER RD

HENDERSON, NV 89074

\$418,145 TopHap Estimate · \$300 / ft² · confidence 96 · as of Jul 14, 2026



2
BEDS

2
BATHS

1,396 ft²
LIVING AREA

0.11 ac
LOT SIZE

1990
YEAR BUILT

1
STORIES

6
ROOMS

1
PARKING

VALUATION

\$418K

\$402K low

\$434K high

Last Sale

\$120,000 · May 10, 1996

Est. Owner Equity

\$247,445

Loan-to-Value

41%

TAX & ASSESSMENT

Property Tax	\$1,501 (2026)
Assessed Value	\$83,529
Previous Assessed	\$80,785
Assessor Market Value	\$195,111

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
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 · 266 ft²

Porch · 266 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
Oct 30, 2025	Financing	Intrafamily Transfer			
Mar 5, 2001	Quitclaim	Quit Claim Transfer			\$81K
May 10, 1996	Resale	Grant Deed	\$120,000	\$86	\$50K
Sep 28, 1990	Resale	Grant Deed	\$109,400	\$78	

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	1.3 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
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Absentee owner
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