

Single Family Residence **RESIDENTIAL**

2324 RIVER VIEW WAY

LOGANDALE, NV 89021

\$538,670 TopHap Estimate · \$245 / ft² · confidence 92 · as of Jul 14, 2026



3

BEDS

3

BATHS

2,202 ft²

LIVING AREA

0.82 ac

LOT SIZE

2003

YEAR BUILT

2

STORIES

6

ROOMS

4

PARKING

VALUATION

\$539K

\$494K low

\$583K high

Last Sale

\$34,000 · Sep 30, 2002

Est. Owner Equity

\$225,670

Loan-to-Value

60%

TAX & ASSESSMENT

Property Tax	\$2,072 (2026)
Assessed Value	\$139,391
Previous Assessed	\$139,229
Assessor Market Value	\$398,260

PROPERTY FACTS

Property Type	Single Family Residence
Style	2 Story Plus
County	Clark
Lot (acres)	0.82
Construction	Frame (Unspecified)
Roof	Tile
Heating	Forced Air
Cooling	Central
Garage	Garage, Attached

Patio · 720 ft²

Porch · 720 ft²

Sprinklers

CLIMATE RISK

98

FLOOD

93

WILDFIRE

82

HEAT

1

STORM

88

DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jun 2, 2021	Financing	Intrafamily Transfer			
May 31, 2005	Quitclaim	Quit Claim Transfer			
Feb 7, 2005	Non-arms-length	Intrafamily Transfer	\$360,000	\$163	\$40K
Dec 31, 2002	Quitclaim	Quit Claim Transfer	\$14,500	\$7	\$187K
Sep 30, 2002	Resale	Grant Deed	\$34,000	\$15	\$29K
Jul 28, 1998	Resale	Grant Deed	\$52,500	\$24	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Moapa Valley High School	High	9–12	0.7 mi
Grant Bowler Elementary School	Elementary	KG–5	1.7 mi
W. Mack Lyon Middle School	Middle	6–8	3.1 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 89021

30 CRIME INDEX	85 AIR POLLUTION	3,168 POPULATION	\$108K MEDIAN IN-COME	65°F AVG TEMP	85% SUNSHINE
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Index values: 100 = US average; lower is better.