

Single Family Residence **RESIDENTIAL**

2126 RUNNING RIVER RD

HENDERSON, NV 89074

\$469,458 TopHap Estimate · \$236 / ft² · confidence 95 · as of Jul 14, 2026



3

BEDS

3

BATHS

1,990 ft²

LIVING AREA

0.11 ac

LOT SIZE

1990

YEAR BUILT

2

STORIES

6

ROOMS

2

PARKING

VALUATION

\$469K

\$445K low

\$494K high

Last Sale

\$145,000 · May 26, 2004

Est. Owner Equity

\$271,458

Loan-to-Value

44%

TAX & ASSESSMENT

Property Tax	\$1,808 (2026)
Assessed Value	\$91,520
Previous Assessed	\$88,930
Assessor Market Value	\$261,486

PROPERTY FACTS

Property Type	Single Family Residence
Style	2 Story Plus
County	Clark
Lot (acres)	0.11
Construction	Frame (Unspecified)
Roof	Tile
Heating	Forced Air
Cooling	Central
Fireplace	Yes
Garage	Garage, Built-in

Patio · 193 ft²

Porch · 193 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
Feb 18, 2022	Financing	Intrafamily Transfer			
May 26, 2004	Resale	Grant Deed	\$145,000	\$73	
Aug 12, 1997	Resale	Grant Deed	\$133,000	\$67	\$120K
Apr 3, 1997	Non-arms-length	Grant Deed	\$134,482	\$68	
Jan 21, 1997	Non-arms-length	Trustees Deed	\$134,482	\$68	

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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