

Single Family Residence **RESIDENTIAL**

# 2156 RUNNING RIVER RD

HENDERSON, NV 89074

**\$451,065** TopHap Estimate · \$258 / ft<sup>2</sup> · confidence 94 · as of Jul 14, 2026



**2**

BEDS

**3**

BATHS

**1,750 ft<sup>2</sup>**

LIVING AREA

**0.12 ac**

LOT SIZE

**1990**

YEAR BUILT

**2**

STORIES

**6**

ROOMS

**2**

PARKING

## VALUATION

**\$451K**

**\$426K low**

**\$476K high**

Last Sale

**\$165,000 · May 10, 2002**

Est. Owner Equity

**\$293,065**

Loan-to-Value

**36%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$2,162 (2026) |
| Assessed Value        | \$86,982       |
| Previous Assessed     | \$84,433       |
| Assessor Market Value | \$248,520      |

## 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 · 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   |
|---------------------|-------------------|---------------------|-----------|--------|--------|
| <b>Jun 16, 2011</b> | Quitclaim         | Quit Claim Transfer |           |        |        |
| <b>Apr 16, 2008</b> | Recorded document | Affidavit Of Death  |           |        |        |
| <b>May 10, 2002</b> | Resale            | Grant Deed          | \$165,000 | \$94   | \$157K |
| <b>Oct 25, 1995</b> | Resale            | Grant Deed          | \$130,000 | \$74   | \$104K |
| <b>Nov 20, 1990</b> | Resale            | Grant Deed          | \$126,400 | \$72   |        |

## 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<br>CRIME INDEX | 89<br>AIR POLLUTION | 56,771<br>POPULATION | \$85K<br>MEDIAN IN-COME | 66°F<br>AVG TEMP | 85%<br>SUNSHINE |
|-------------------|---------------------|----------------------|-------------------------|------------------|-----------------|

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