

Single Family Residence **RESIDENTIAL**

2160 RUNNING RIVER RD

HENDERSON, NV 89074

\$450,201 TopHap Estimate · \$226 / ft² · confidence 96 · 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

\$450K

\$430K low

\$470K high

Last Sale

\$410,000 · Mar 20, 2023

Est. Owner Equity

\$60,701

Loan-to-Value

87%

TAX & ASSESSMENT

Property Tax	\$1,748 (2026)
Assessed Value	\$93,020
Previous Assessed	\$90,514
Assessor Market Value	\$265,771

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 · 65 ft²

Porch · 305 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
Mar 10, 2023	Resale	Bargain And Sale Deed	\$410,000	\$206	\$390K
Jul 1, 2002	Non-arms-length	Grant Deed	\$169,000	\$85	\$161K
Feb 1, 1995	Resale	Grant Deed	\$136,000	\$68	\$109K
Jan 8, 1991	Resale	Grant Deed	\$133,400	\$67	

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 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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