

Single Family Residence **RESIDENTIAL**

2165 RUNNING RIVER RD

HENDERSON, NV 89074

\$459,760 TopHap Estimate · \$263 / ft² · confidence 97 · as of Jul 14, 2026



2

BEDS

3

BATHS

1,750 ft²

LIVING AREA

0.15 ac

LOT SIZE

1990

YEAR BUILT

2

STORIES

6

ROOMS

2

PARKING

VALUATION

\$460K

\$445K low

\$474K high

Last Sale

\$205,000 · Dec 9, 2003

Est. Owner Equity

\$321,260

Loan-to-Value

31%

TAX & ASSESSMENT

Property Tax	\$2,238 (2026)
Assessed Value	\$90,814
Previous Assessed	\$88,117
Assessor Market Value	\$259,468

PROPERTY FACTS

Property Type	Single Family Residence
Style	2 Story Plus
County	Clark
Lot (acres)	0.15
Construction	Frame (Unspecified)
Roof	Tile
Heating	Forced Air
Cooling	Central
Fireplace	Yes
Garage	Garage, Built-in

Patio · 367 ft²

Porch · 367 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 27, 1991	Resale	Grant Deed	\$129,400	\$74	

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	Absentee owner
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