

Single Family Residence **RESIDENTIAL**

10449 RESTLESS RIVER ST

LAS VEGAS, NV 89141

\$615,215 TopHap Estimate · \$231 / ft² · confidence 94 · as of Jul 14, 2026



4
BEDS

3
BATHS

2,666 ft²
LIVING AREA

3,607 ft²
LOT SIZE

2023
YEAR BUILT

3
STORIES

8
ROOMS

1
PARKING

VALUATION

\$615K

\$580K low

\$651K high

Last Sale

\$565,000 · Jul 7, 2023

Est. Owner Equity

\$78,465

Loan-to-Value

95%

TAX & ASSESSMENT

Property Tax	\$5,510 (2026)
Assessed Value	\$191,557
Previous Assessed	\$187,776
Assessor Market Value	\$547,306

PROPERTY FACTS

Property Type	Single Family Residence
County	Clark
Lot (acres)	0.08
Construction	Frame (Unspecified)
Roof	Tile
Heating	Forced Air
Cooling	Central
Garage	Garage, Built-in

Sprinklers

CLIMATE RISK

11 FLOOD	85 WILDFIRE	79 HEAT	1 STORM	100 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jul 7, 2023	Resale	Bargain And Sale Deed	\$565,000	\$212	\$537K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Lois & Jerry Tarkanian Middle School	Middle	6–8	0.5 mi
Desert Oasis High School	High	9–12	0.9 mi
Aldeane Comito Ries Elementary School	Elementary	KG–5	0.9 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 89141

19 CRIME INDEX	90 AIR POLLUTION	39,335 POPULATION	\$105K MEDIAN IN-COME	65°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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