

Single Family Residence **RESIDENTIAL**

10431 RESTLESS RIVER ST

LAS VEGAS, NV 89141

\$569,533 TopHap Estimate · \$250 / ft² · confidence 94 · as of Jul 14, 2026



4
BEDS

3
BATHS

2,274 ft²
LIVING AREA

3,650 ft²
LOT SIZE

2023
YEAR BUILT

2
STORIES

7
ROOMS

1
PARKING

VALUATION

\$570K

\$537K low

\$602K high

Last Sale

\$499,000 · Apr 3, 2023

Est. Owner Equity

\$120,433

Loan-to-Value

86%

TAX & ASSESSMENT

Property Tax	\$4,927 (2026)
Assessed Value	\$170,716
Previous Assessed	\$167,898
Assessor Market Value	\$487,760

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

88
WILDFIRE

80
HEAT

1
STORM

100
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Mar 29, 2023	Resale	Bargain And Sale Deed	\$499,000	\$219	\$449K

ASSIGNED SCHOOLS

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

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

OWNERSHIP

Occupancy	Owner occupied
-----------	-----------------------