

Single Family Residence **RESIDENTIAL**

10317 RESTLESS RIVER ST

LAS VEGAS, NV 89141

\$508,700 TopHap Estimate · \$231 / ft² · confidence 95 · as of Jun 23, 2026



4

BEDS

3

BATHS

2,206 ft²

LIVING AREA

3,637 ft²

LOT SIZE

2024

YEAR BUILT

2

STORIES

8

ROOMS

2

PARKING

VALUATION

\$509K

\$483K low

\$534K high

Last Sale

\$496,873 · Feb 27, 2024

Est. Owner Equity

\$216,827

Loan-to-Value

57%

TAX & ASSESSMENT

Property Tax	\$4,909 (2026)
Assessed Value	\$170,742
Previous Assessed	\$167,276
Assessor Market Value	\$487,834

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

40 FLOOD	88 WILDFIRE	80 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
Jan 24, 2026	Financing	Intrafamily Transfer			
Feb 23, 2024	Resale	Bargain And Sale Deed	\$496,873	\$225	\$292K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Lois & Jerry Tarkanian Middle School	Middle	6–8	0.4 mi
Aldeane Comito Ries Elementary School	Elementary	KG–5	0.8 mi
Desert Oasis High School	High	9–12	1.0 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	Absentee owner
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