

Single Family Residence **RESIDENTIAL**

10318 RESTLESS RIVER ST

LAS VEGAS, NV 89141

\$517,230 TopHap Estimate · \$227 / ft² · confidence 94 · as of Jun 23, 2026



4

BEDS

3

BATHS

2,274 ft²

LIVING AREA

3,637 ft²

LOT SIZE

2024

YEAR BUILT

2

STORIES

7

ROOMS

1

PARKING

VALUATION

\$517K

\$486K low

\$548K high

Last Sale

\$495,000 · Apr 3, 2024

Est. Owner Equity

\$197,230

Loan-to-Value

62%

TAX & ASSESSMENT

Property Tax	\$4,985 (2026)
Assessed Value	\$172,737
Previous Assessed	\$169,871
Assessor Market Value	\$493,534

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

12
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, 2024	Resale	Bargain And Sale Deed	\$495,000	\$218	\$320K

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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