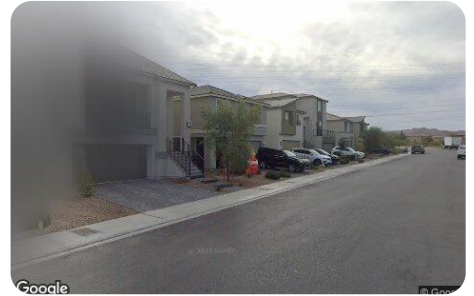


Single Family Residence **RESIDENTIAL**

10406 RESTLESS RIVER ST

LAS VEGAS, NV 89141

\$568,076 TopHap Estimate · \$250 / ft² · confidence 95 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,274 ft²

LIVING AREA

4,230 ft²

LOT SIZE

2023

YEAR BUILT

2

STORIES

7

ROOMS

1

PARKING

VALUATION

\$568K

\$539K low

\$597K high

Last Sale

\$499,590 · Nov 15, 2023

Est. Owner Equity

\$340,759

Loan-to-Value

43%

TAX & ASSESSMENT

Property Tax	\$4,891 (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)	0.10
Construction	Frame (Unspecified)
Roof	Tile
Heating	Forced Air
Cooling	Central
Garage	Garage, Built-in

Sprinklers

CLIMATE RISK

11 FLOOD	83 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
Nov 7, 2023	Resale	Bargain And Sale Deed	\$499,590	\$220	\$227K

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	0.8 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
-----------	-----------------------