

Single Family Residence **RESIDENTIAL**

10277 RESTLESS RIVER ST

LAS VEGAS, NV 89141

**\$544,871** TopHap Estimate · confidence 96 · as of Jul 14, 2026



**3,559 ft²**  
LOT SIZE

**2026**  
YEAR BUILT

VALUATION

**\$545K**

\$522K low

\$568K high

|                   |                         |
|-------------------|-------------------------|
| Last Sale         | \$540,000 · Jul 8, 2026 |
| Est. Owner Equity | \$58,871                |
| Loan-to-Value     | 99%                     |

## TAX & ASSESSMENT

|                   |                |
|-------------------|----------------|
| Property Tax      | \$1,167 (2026) |
| Assessed Value    | \$42,000       |
| Previous Assessed | \$40,250       |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | CLARK                   |
| Lot (acres)   | 0.08                    |
| Pool          | No                      |

## CLIMATE RISK

|             |                |            |            |                |
|-------------|----------------|------------|------------|----------------|
| 44<br>FLOOD | 89<br>WILDFIRE | 80<br>HEAT | 1<br>STORM | 100<br>DROUGHT |
|-------------|----------------|------------|------------|----------------|

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

## TRANSACTION HISTORY

| DATE        | TYPE            | DEED                  | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|-------------|-----------------|-----------------------|-----------|--------------------|--------|
| Jul 8, 2026 | Non-arms-length | Bargain And Sale Deed | \$540,000 |                    | \$486K |

## ASSIGNED SCHOOLS

| SCHOOL                                | LEVEL      | GRADES | DISTANCE |
|---------------------------------------|------------|--------|----------|
| Lois & Jerry Tarkanian Middle School  | Middle     | 6–8    | 0.3 mi   |
| Aldeane Comito Ries Elementary School | Elementary | KG–5   | 0.7 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

|                          |                            |                             |                                 |                         |                        |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <b>19</b><br>CRIME INDEX | <b>90</b><br>AIR POLLUTION | <b>39,335</b><br>POPULATION | <b>\$105K</b><br>MEDIAN IN-COME | <b>65°F</b><br>AVG TEMP | <b>85%</b><br>SUNSHINE |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|

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

## OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|