

Single Family Residence **RESIDENTIAL**

# 10216 RESTLESS RIVER ST

LAS VEGAS, NV 89141

**\$547,594** TopHap Estimate · confidence 91 · as of Jul 14, 2026



**3,559 ft²**  
LOT SIZE

**2026**  
YEAR BUILT

## VALUATION

**\$548K**

**\$497K low**

**\$598K high**

Last Sale

**\$500,286 · May 27, 2026**

Est. Owner Equity

**\$172,380**

Loan-to-Value

**81%**

## 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

|            |                |            |            |                |
|------------|----------------|------------|------------|----------------|
| 1<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   |
|--------------|-----------------|-----------------------|-----------|--------------------|--------|
| May 27, 2026 | Non-arms-length | Bargain And Sale Deed | \$500,286 |                    | \$375K |

## 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   | 1.1 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>Absentee owner</b> |
|-----------|-----------------------|