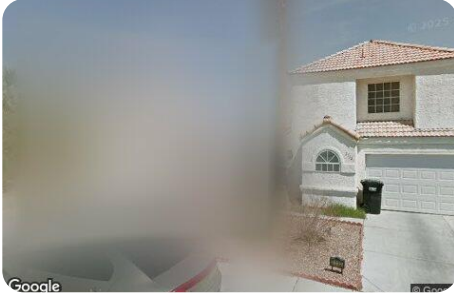


Single Family Residence **RESIDENTIAL**

2114 RUNNING RIVER RD

HENDERSON, NV 89074

\$442,245 TopHap Estimate · \$274 / ft² · confidence 95 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,615 ft²

LIVING AREA

0.1 ac

LOT SIZE

1989

YEAR BUILT

2

STORIES

6

ROOMS

1

PARKING

VALUATION

\$442K

\$419K low

\$465K high

Last Sale

\$285,000 · Nov 16, 2018

Est. Owner Equity

\$240,245

Loan-to-Value

47%

TAX & ASSESSMENT

Property Tax	\$1,879 (2026)
Assessed Value	\$81,328
Previous Assessed	\$78,601
Assessor Market Value	\$190,100

PROPERTY FACTS

Property Type	Single Family Residence
Style	Bi-Level
County	CLARK
Lot (acres)	0.10
Construction	Frame (Unspecified)
Roof	Concrete
Heating	Forced Air With Air Conditioning
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Patio · 20 ft²

Porch · 20 ft²

Sprinklers

CLIMATE RISK

1 FLOOD	1 WILDFIRE	83 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	\$/FT²	LOAN
Apr 17, 2025	Financing	Intrafamily Transfer			
Feb 26, 2025	Financing	Intrafamily Transfer			
Feb 22, 2024	Financing	Intrafamily Transfer			
Nov 4, 2018	Resale	Grant Deed	\$285,000	\$176	\$200K
Jan 2, 2015	Recorded document	Affidavit Of Death			
Jan 7, 2015	Resale	Grant Deed	\$197,000	\$122	\$193K
Jul 20, 2005	Quitclaim	Quit Claim Transfer			

Jul 18, 2005	Resale	Bargain And Sale Deed	\$298,000	\$185	\$198K
Jul 20, 2005	Quitclaim	Quit Claim Transfer			
Jul 20, 2005	Quitclaim	Quit Claim Transfer			
Jun 22, 2004	Quitclaim	Quit Claim Transfer			\$80K
May 31, 1991	Non-arms-length	Grant Deed	\$122,560	\$76	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
James Gibson Elementary School	Elementary	KG–5	0.3 mi
Barbara & Hank Greenspun Junior High School	Middle	6–8	1.3 mi
Green Valley High School	High	9–12	1.4 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 89074

86 CRIME INDEX	89 AIR POLLUTION	56,771 POPULATION	\$85K MEDIAN IN-COME	66°F AVG TEMP	85% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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