

Single Family Residence **RESIDENTIAL**

2166 RUNNING RIVER RD

HENDERSON, NV 89074

\$412,442 TopHap Estimate · \$295 / ft² · confidence 95 · as of Jul 14, 2026



2
BEDS

2
BATHS

1,396 ft²
LIVING AREA

0.11 ac
LOT SIZE

1990
YEAR BUILT

1
STORIES

6
ROOMS

1
PARKING

VALUATION

\$412K

\$392K low

\$433K high

Last Sale

\$270,000 · Jun 11, 2018

Est. Owner Equity

\$59,696

Loan-to-Value

94%

TAX & ASSESSMENT

Property Tax	\$1,993 (2026)
Assessed Value	\$82,251
Previous Assessed	\$79,473
Assessor Market Value	\$191,803

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	CLARK
Lot (acres)	0.11
Construction	Frame (Unspecified)
Roof	Concrete
Heating	Forced Air With Air Conditioning
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Patio · 50 ft²

Porch · 50 ft²

Sprinklers

CLIMATE RISK

1

FLOOD

1

WILDFIRE

83

HEAT

1

STORM

100

DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jun 8, 2018	Non-arms-length	Grant Deed	\$270,000	\$193	\$257K
Feb 28, 2017	Resale	Grant Deed	\$237,000	\$170	\$230K
Feb 28, 2017	Quitclaim	Quit Claim Transfer			
Apr 2, 2013	Quitclaim	Quit Claim Transfer			\$170K
Oct 15, 2012	Resale	Grant Deed	\$135,280	\$97	
Jul 3, 2007	Recorded document	Grant Deed			
Aug 2, 2004	Resale	Grant Deed	\$255,000	\$183	\$204K

Apr 23, 2002	Resale	Grant Deed	\$143,000	\$102	\$136K
Apr 5, 1991	Resale	Grant Deed	\$116,400	\$83	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
James Gibson Elementary School	Elementary	KG–5	0.5 mi
Barbara & Hank Greenspun Junior High School	Middle	6–8	1.4 mi
Green Valley High School	High	9–12	1.6 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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