

Single Family Residence **RESIDENTIAL**

5004 RAPID RIVER CT

LAS VEGAS, NV 89131

\$383,768 TopHap Estimate · \$275 / ft² · confidence 97 · as of Jul 14, 2026



2
BEDS

2
BATHS

1,396 ft²
LIVING AREA

0.11 ac
LOT SIZE

2003
YEAR BUILT

1
STORIES

5
ROOMS

2
PARKING

VALUATION

\$384K

\$372K low

\$395K high

Last Sale	\$226,000 · Mar 30, 2004
Est. Owner Equity	\$169,068
Loan-to-Value	58%

TAX & ASSESSMENT

Property Tax	\$1,858 (2026)
Assessed Value	\$95,057
Previous Assessed	\$95,644
Assessor Market Value	\$271,591

PROPERTY FACTS

Property Type	Single Family Residence
Style	Single Story
County	Clark
Lot (acres)	0.11
Construction	Frame (Unspecified)
Roof	Tile
Heating	Forced Air
Cooling	Central
Garage	Garage, Attached

Patio · 56 ft²

Porch · 56 ft²

Sprinklers

CLIMATE RISK

11
FLOOD

1
WILDFIRE

82
HEAT

1
STORM

100
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Mar 30, 2004	Resale	Grant Deed	\$226,000	\$162	\$215K
Jun 2, 2003	Resale	Grant Deed	\$154,570	\$111	\$147K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Kitty McDonough Ward Elementary School	Elementary	KG–5	0.5 mi
Shadow Ridge High School	High	9–12	0.7 mi
Anthony Saville Middle School	Middle	6–8	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 89131

40 CRIME INDEX	95 AIR POLLUTION	53,822 POPULATION	\$109K MEDIAN IN-COME	50°F AVG TEMP	85% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Absentee owner
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