

Single Family Residence **RESIDENTIAL**

5045 RUNNING RAPIDS AVE

LAS VEGAS, NV 89130

\$402,182 TopHap Estimate · \$247 / ft² · confidence 90 · as of Jul 14, 2026



3
BEDS

3
BATHS

1,630 ft²
LIVING AREA

0.11 ac
LOT SIZE

1999
YEAR BUILT

2
STORIES

5
ROOMS

2
PARKING

VALUATION

\$402K

\$360K low

\$444K high

Last Sale

\$390,500 · Nov 21, 2024

Est. Owner Equity

\$126,949

Loan-to-Value

68%

TAX & ASSESSMENT

Property Tax	\$1,725 (2026)
Assessed Value	\$88,891
Previous Assessed	\$88,220
Assessor Market Value	\$253,974

PROPERTY FACTS

Property Type	Single Family Residence
Style	2 Story Plus
County	Clark
Lot (acres)	0.11
Construction	Frame (Unspecified)
Roof	Tile
Heating	Forced Air
Cooling	Central
Fireplace	Yes
Garage	Garage, Built-in

Patio · 30 ft²

Porch · 30 ft²

Sprinklers

CLIMATE RISK

1

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
Nov 12, 2024	Resale	Bargain And Sale Deed	\$390,500	\$240	\$275K
Sep 24, 2012	Quitclaim	Quit Claim Transfer			
Sep 24, 2012	Resale	Grant Deed	\$88,000	\$54	
Sep 24, 2012	Recorded document	Grant Deed			
May 23, 2007	Quitclaim	Quit Claim Transfer			
May 7, 2007	Recorded document	Grant Deed			
May 7, 2007	Quitclaim	Quit Claim Transfer			\$206K
Apr 27, 2004	Quitclaim	Quit Claim Transfer			

Apr 20, 2004	Resale	Grant Deed	\$238,000	\$146	\$190K
Jan 23, 2004	Financing	Grant Deed			\$150K
Dec 4, 2003	Recorded document	Grant Deed			
Jul 29, 2003	Non-arms-length	Trustees Deed	\$2,746	\$2	
Dec 29, 2000	Resale	Grant Deed	\$152,500	\$94	\$122K
May 18, 1999	Resale	Grant Deed	\$148,000	\$91	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Kay Carl Elementary School	Elementary	KG–5	0.5 mi
Anthony Saville Middle School	Middle	6–8	2.9 mi
Shadow Ridge High School	High	9–12	3.4 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 89130

57 CRIME INDEX	93 AIR POLLUTION	35,745 POPULATION	\$83K MEDIAN IN-COME	65°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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