

Single Family Residence

RESIDENTIAL

5032 RAPID RIVER CT

LAS VEGAS, NV 89131

\$412,034 TopHap Estimate · \$177 / ft² · confidence 95 · as of Jul 14, 2026



3
BEDS

3
BATHS

2,322 ft²
LIVING AREA

0.1 ac
LOT SIZE

2003
YEAR BUILT

2
STORIES

8
ROOMS

2
PARKING

VALUATION

\$412K

\$392K low

\$432K high

Last Sale

\$470,000 · May 20, 2022

Est. Owner Equity

\$0

Loan-to-Value

116%

TAX & ASSESSMENT

Property Tax	\$2,040 (2026)
Assessed Value	\$115,332
Previous Assessed	\$116,455
Assessor Market Value	\$329,520

PROPERTY FACTS

Property Type	Single Family Residence
Style	2 Story Plus
County	Clark
Lot (acres)	0.10
Construction	Frame (Unspecified)
Roof	Tile
Heating	Forced Air
Cooling	Central
Garage	Garage, Built-in

Patio · 30 ft²

Porch · 30 ft²

Sprinklers

CLIMATE RISK

13
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
May 5, 2022	Resale	Bargain And Sale Deed	\$470,000	\$202	\$470K
Jul 23, 2019	Resale	Grant Deed	\$285,000	\$123	\$294K
Jun 26, 2003	Resale	Grant Deed	\$187,890	\$81	\$194K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Kitty McDonough Ward Elementary School	Elementary	KG–5	0.4 mi
Shadow Ridge High School	High	9–12	0.7 mi
Anthony Saville Middle School	Middle	6–8	1.3 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	Owner occupied
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