

Single Family Residence **RESIDENTIAL**

5037 RAPID RIVER CT

LAS VEGAS, NV 89131

\$471,164 TopHap Estimate · \$203 / ft² · confidence 98 · as of Jul 14, 2026



3

BEDS

3

BATHS

2,322 ft²

LIVING AREA

0.11 ac

LOT SIZE

2003

YEAR BUILT

2

STORIES

8

ROOMS

2

PARKING

VALUATION

\$471K

\$460K low

\$482K high

Last Sale

\$193,360 · Sep 15, 2003

Est. Owner Equity

\$315,164

Loan-to-Value

36%

TAX & ASSESSMENT

Property Tax	\$2,832 (2026)
Assessed Value	\$127,843
Previous Assessed	\$127,369
Assessor Market Value	\$365,266

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
Garage	Garage, Built-in
Pool	Yes

Deck · 300 ft² Patio · 300 ft² Porch · 30 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
Jun 21, 2006	Financing	Intrafamily Transfer			\$223K
Sep 15, 2003	Resale	Grant Deed	\$193,360	\$83	\$184K

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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