

Single Family Residence **RESIDENTIAL**

2106 RUNNING RIVER RD

HENDERSON, NV 89074

\$431,389 TopHap Estimate · \$323 / ft² · confidence 96 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,337 ft²

LIVING AREA

0.11 ac

LOT SIZE

1989

YEAR BUILT

1

STORIES

5

ROOMS

1

PARKING

VALUATION

\$431K

\$416K low

\$447K high

Last Sale

\$303,000 · Aug 7, 2020

Est. Owner Equity

\$58,878

Loan-to-Value

87%

TAX & ASSESSMENT

Property Tax	\$1,878 (2026)
Assessed Value	\$81,939
Previous Assessed	\$79,275
Assessor Market Value	\$234,111

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
Fireplace	Yes
Garage	Garage, Attached

Patio · 23 ft²

Porch · 23 ft²

Sprinklers

CLIMATE RISK

44

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
Jul 27, 2020	Resale	Bargain And Sale Deed	\$303,000	\$227	\$298K
Nov 3, 2015	Quitclaim	Quit Claim Transfer			
Apr 1, 2003	Resale	Grant Deed	\$156,500	\$117	\$154K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
James Gibson Elementary School	Elementary	KG–5	0.3 mi
Barbara & Hank Greenspun Junior High School	Middle	6–8	1.2 mi

Green Valley High School	High	9–12	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 89074

86 CRIME INDEX	89 AIR POLLUTION	56,771 POPULATION	\$85K MEDIAN IN-COME	66°F AVG TEMP	85% SUNSHINE
--------------------------	----------------------------	-----------------------------	--------------------------------	-------------------------	------------------------

Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
-----------	-----------------------