

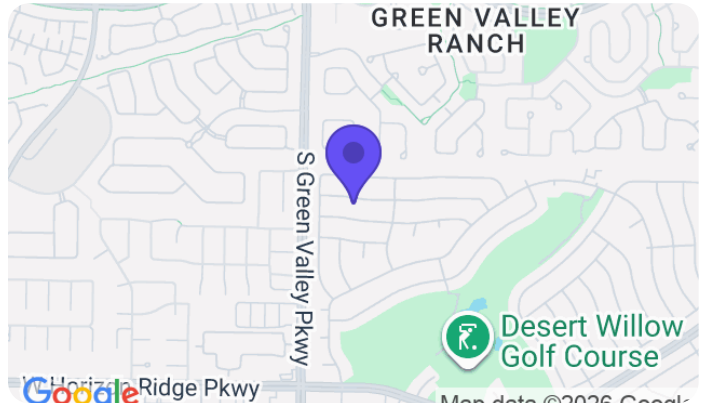
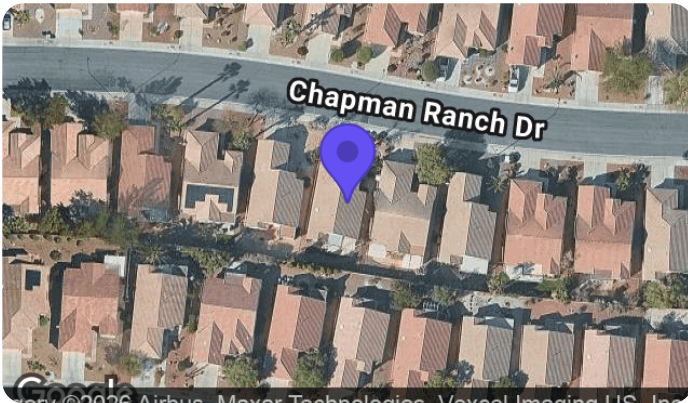
Single Family Residence

RESIDENTIAL

2181 CHAPMAN RANCH DR

HENDERSON, NV 89012

\$477,934 TopHap Estimate · \$346 / ft² · confidence 93 · as of Jul 14, 2026



2
BEDS

2
BATHS

1,383 ft²
LIVING AREA

0.11 ac
LOT SIZE

1996
YEAR BUILT

1
STORIES

4
ROOMS

2
PARKING

VALUATION

\$478K

\$446K low

\$510K high

Last Sale

\$460,000 · Sep 5, 2024

Est. Owner Equity

\$222,916

Loan-to-Value

53%

TAX & ASSESSMENT

Property Tax	\$1,844 (2026)
Assessed Value	\$89,404
Previous Assessed	\$90,412
Assessor Market Value	\$255,440

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 · 118 ft²

Porch · 118 ft²

Sprinklers

CLIMATE RISK

1

FLOOD

59

WILDFIRE

82

HEAT

1

STORM

100

DROUGHT

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

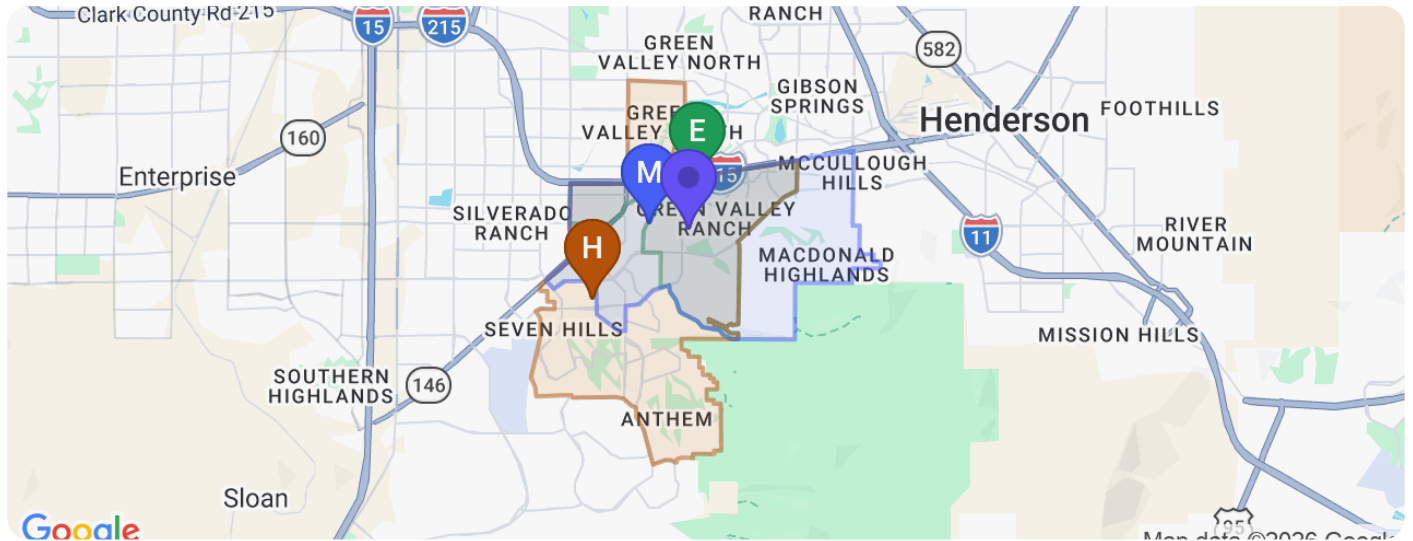
TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Aug 27, 2024	Financing	Affidavit Of Death Of Joint Tenant			
Aug 28, 2024	Resale	Bargain And Sale Deed	\$460,000	\$333	\$258K
May 31, 2023	Resale	Bargain And Sale Deed	\$452,500	\$327	\$338K
Mar 13, 2023	Resale	Bargain And Sale Deed	\$345,000	\$249	\$311K
Jul 12, 2018	Quitclaim	Quit Claim Transfer			
May 7, 2008	Quitclaim	Quit Claim Transfer			
Jul 3, 2001	Resale	Grant Deed	\$153,000	\$111	
May 29, 1996	Resale	Grant Deed	\$120,500	\$87	\$94K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Bob Miller Middle School	Middle	6–8	0.7 mi
Neil C. Twitchell Elementary School	Elementary	KG–5	0.8 mi
Coronado High School	High	9–12	2.1 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 89012

70 CRIME INDEX	82 AIR POLLUTION	35,862 POPULATION	\$105K MEDIAN IN-COME	66°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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