

Single Family Residence **RESIDENTIAL**

406 RIVER GLIDER AVE

NORTH LAS VEGAS, NV 89084

\$426,090 TopHap Estimate · \$280 / ft² · confidence 92 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,521 ft²

LIVING AREA

0.12 ac

LOT SIZE

2001

YEAR BUILT

1

STORIES

6

ROOMS

2

PARKING

VALUATION

\$426K

\$394K low

\$458K high

Last Sale

\$420,000 · Aug 5, 2025

Est. Owner Equity

\$26,090

Loan-to-Value

94%

TAX & ASSESSMENT

Property Tax	\$2,222 (2026)
Assessed Value	\$110,429
Previous Assessed	\$112,383
Assessor Market Value	\$315,511

PROPERTY FACTS

Property Type	Single Family Residence
Style	Single Story
County	Clark
Lot (acres)	0.12
Construction	Frame (Unspecified)
Roof	Tile
Heating	Forced Air
Cooling	Central
Garage	Garage, Attached
Pool	Pool W/Hot Tub/Spa

Deck · 300 ft² Patio · 300 ft² Porch · 15 ft² Sprinklers

CLIMATE RISK

1
FLOOD

1
WILDFIRE

81
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 1, 2025	Resale	Bargain And Sale Deed	\$420,000	\$276	\$385K
Jul 31, 2001	Resale	Grant Deed	\$133,000	\$87	\$133K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Ruby Duncan Elementary School	Elementary	KG–5	0.2 mi
Legacy High School	High	9–12	0.4 mi
Brian & Teri Cram 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 89084

5 CRIME INDEX	88 AIR POLLUTION	36,733 POPULATION	\$90K MEDIAN IN-COME	60°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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