

Single Family Residence **RESIDENTIAL**

2102 RUNNING RIVER RD

HENDERSON, NV 89074

\$440,086 TopHap Estimate · \$272 / ft² · confidence 96 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,615 ft²
LIVING AREA

0.11 ac
LOT SIZE

1989

YEAR BUILT

2

STORIES

6

ROOMS

1

PARKING

VALUATION

\$440K

\$423K low

\$457K high

Est. Owner Equity

\$78,086

Loan-to-Value

85%

TAX & ASSESSMENT

Property Tax	\$1,960 (2026)
Assessed Value	\$81,328
Previous Assessed	\$78,601
Assessor Market Value	\$232,366

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
Fireplace	Yes
Garage	Garage, Built-in

Patio · 20 ft²

Porch · 20 ft²

Sprinklers

CLIMATE RISK

1
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
Apr 9, 2001	Financing	Grant Deed			\$138K
May 28, 1999	Resale	Grant Deed	\$5,000	\$3	
Oct 10, 1995	Resale	Grant Deed	\$142,000	\$88	
Aug 29, 1995	Non-arms-length	Grant Deed	\$500	\$0	
Apr 30, 1993	Resale	Grant Deed	\$123,000	\$76	\$123K

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

OWNERSHIP

Occupancy	Owner occupied
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