

Single Family Residence **RESIDENTIAL**

2104 RUNNING RIVER RD

HENDERSON, NV 89074

\$426,041 TopHap Estimate · \$264 / ft² · confidence 95 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,615 ft²

LIVING AREA

0.1 ac

LOT SIZE

1989

YEAR BUILT

2

STORIES

6

ROOMS

1

PARKING

VALUATION

\$426K

\$403K low

\$449K high

Last Sale

\$295,000 · Jan 6, 2020

Est. Owner Equity

\$136,385

Loan-to-Value

69%

TAX & ASSESSMENT

Property Tax	\$1,528 (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)	0.10
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
Jan 2, 2020	Resale	Bargain And Sale Deed	\$295,000	\$183	\$290K
Nov 2, 2016	Quitclaim	Quit Claim Transfer			
Nov 2, 2016	Resale	Grant Deed	\$207,500	\$128	
Jun 22, 2012	Resale	Grant Deed	\$145,000	\$90	
Sep 24, 1999	Resale	Grant Deed	\$128,000	\$79	

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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