

Single Family Residence **RESIDENTIAL**

2134 RUNNING RIVER RD

HENDERSON, NV 89074

\$444,931 TopHap Estimate · \$254 / ft² · confidence 95 · as of Jul 14, 2026



2

BEDS

3

BATHS

1,750 ft²

LIVING AREA

0.11 ac

LOT SIZE

1990

YEAR BUILT

2

STORIES

6

ROOMS

2

PARKING

VALUATION

\$445K

\$424K low

\$466K high

Last Sale

\$245,000 · Dec 23, 2016

Est. Owner Equity

\$106,591

Loan-to-Value

77%

TAX & ASSESSMENT

Property Tax	\$2,023 (2026)
Assessed Value	\$86,627
Previous Assessed	\$84,068
Assessor Market Value	\$247,506

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 · 55 ft²

Porch · 55 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
Dec 22, 2016	Resale	Grant Deed	\$245,000	\$140	\$233K
Jan 24, 2012	Resale	Grant Deed	\$126,000	\$72	\$123K
Dec 21, 2011	Resale	Grant Deed	\$75,000	\$43	\$60K
Dec 7, 2011	Resale	Grant Deed	\$75,000	\$43	
Feb 2, 2005	Financing	Intrafamily Transfer			\$170K
Jul 19, 2000	Financing	Grant Deed			\$134K
May 21, 1999	Resale	Grant Deed	\$140,000	\$80	
Jan 28, 1998	Financing	Grant Deed			\$112K

Mar 13, 1997	Non-arms-length	Trustees Deed	\$114,560	\$65
Nov 13, 1990	Resale	Grant Deed	\$126,400	\$72

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
James Gibson Elementary School	Elementary	KG–5	0.4 mi
Barbara & Hank Greenspun Junior High School	Middle	6–8	1.3 mi
Green Valley High School	High	9–12	1.5 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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