

Single Family Residence **RESIDENTIAL**

2100 RUNNING RIVER RD

HENDERSON, NV 89074

\$427,172 TopHap Estimate · \$320 / ft² · confidence 95 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,337 ft²

LIVING AREA

0.16 ac

LOT SIZE

1989

YEAR BUILT

1

STORIES

5

ROOMS

1

PARKING

VALUATION

\$427K

\$408K low

\$447K high

Last Sale

\$270,000 · Feb 15, 2019

Est. Owner Equity

\$204,272

Loan-to-Value

55%

TAX & ASSESSMENT

Property Tax	\$1,739 (2026)
Assessed Value	\$81,199
Previous Assessed	\$78,278
Assessor Market Value	\$231,997

PROPERTY FACTS

Property Type	Single Family Residence
Style	Single Story
County	Clark
Lot (acres)	0.16
Construction	Frame (Unspecified)
Roof	Tile
Heating	Forced Air
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached

Patio · 23 ft²

Porch · 23 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
Jul 8, 2021	Financing	Intrafamily Transfer			\$223K
Jan 25, 2019	Resale	Grant Deed	\$270,000	\$202	\$216K
Oct 9, 2013	Financing	Intrafamily Transfer			\$189K
Mar 4, 2008	Financing	Intrafamily Transfer			\$200K
Feb 28, 2005	Quitclaim	Quit Claim Transfer			\$211K
Jun 21, 2001	Resale	Grant Deed	\$131,000	\$98	\$118K

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
--------------------------	----------------------------	-----------------------------	--------------------------------	-------------------------	------------------------

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

OWNERSHIP

Occupancy	Owner occupied
-----------	----------------