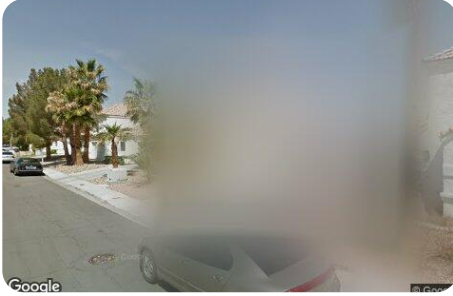


Single Family Residence **RESIDENTIAL**

2116 RUNNING RIVER RD

HENDERSON, NV 89074

\$443,665 TopHap Estimate · \$332 / ft² · confidence 95 · as of Jun 23, 2026



3

BEDS

2

BATHS

1,337 ft²

LIVING AREA

0.1 ac

LOT SIZE

1989

YEAR BUILT

1

STORIES

5

ROOMS

1

PARKING

VALUATION

\$444K

\$421K low

\$466K high

Est. Owner Equity

\$443,665

TAX & ASSESSMENT

Property Tax	\$1,885 (2026)
Assessed Value	\$79,256
Previous Assessed	\$76,528
Assessor Market Value	\$226,446

PROPERTY FACTS

Property Type	Single Family Residence
Style	Single Story
County	Clark
Lot (acres)	0.10
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
Oct 24, 2018	Quitclaim	Quit Claim Transfer			\$960M
May 25, 2016	Quitclaim	Quit Claim Transfer			
Feb 14, 2014	Quitclaim	Quit Claim Transfer			
Feb 14, 2014	Resale	Grant Deed	\$145,000	\$108	
Mar 6, 2007	Quitclaim	Quit Claim Transfer			
Mar 6, 2007	Financing	Intrafamily Transfer			\$277K
Jun 14, 2006	Quitclaim	Quit Claim Transfer			
Jun 14, 2006	Quitclaim	Quit Claim Transfer			\$48K

Jun 7, 2005	Quitclaim	Quit Claim Transfer		
Feb 16, 2005	Financing	Intrafamily Transfer		\$230K
Oct 13, 2004	Quitclaim	Quit Claim Transfer		
Aug 17, 2004	Quitclaim	Quit Claim Transfer		\$199K
Dec 28, 1989	Resale	Grant Deed	\$91,500	\$68

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	1.3 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	Absentee owner
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