

Single Family Residence

RESIDENTIAL

5016 RAPID RIVER CT

LAS VEGAS, NV 89131

\$401,747 TopHap Estimate · \$288 / ft² · confidence 96 · as of Jul 14, 2026



2

BEDS

2

BATHS

1,396 ft²

LIVING AREA

0.11 ac

LOT SIZE

2003

YEAR BUILT

1

STORIES

5

ROOMS

2

PARKING

VALUATION

\$402K

\$388K low

\$416K high

Last Sale

\$385,000 · Nov 15, 2022

Est. Owner Equity

\$401,747

TAX & ASSESSMENT

Property Tax	\$1,742 (2026)
Assessed Value	\$94,709
Previous Assessed	\$95,291
Assessor Market Value	\$232,606

PROPERTY FACTS

Property Type	Single Family Residence
County	CLARK
Lot (acres)	0.11
Construction	Frame (Unspecified)
Roof	Concrete
Heating	Forced Air With Air Conditioning
Cooling	Central
Garage	Garage, Attached
Pool	No

Patio · 24 ft²

Porch · 24 ft²

Sprinklers

CLIMATE RISK

11
FLOOD

1
WILDFIRE

82
HEAT

1
STORM

100
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Mar 31, 2026	Resale	Bargain And Sale Deed	\$400,000	\$287	\$300K
Mar 31, 2026	Financing	Bargain And Sale Deed			
Nov 14, 2022	Resale	Bargain And Sale Deed	\$385,000	\$276	\$394K
Aug 26, 2020	Quitclaim	Quit Claim Transfer			
Aug 26, 2020	Financing	Intrafamily Transfer			\$240K
Feb 3, 2006	Quitclaim	Quit Claim Transfer			
Feb 1, 2006	Resale	Grant Deed	\$274,000	\$196	\$219K
Oct 23, 2003	Resale	Grant Deed	\$169,500	\$121	\$172K
Jun 6, 2003	Resale	Grant Deed	\$154,420	\$111	\$139K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Kitty McDonough Ward Elementary School	Elementary	KG–5	0.5 mi
Shadow Ridge High School	High	9–12	0.7 mi
Anthony Saville Middle School	Middle	6–8	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 89131

40 CRIME INDEX	95 AIR POLLUTION	53,822 POPULATION	\$109K MEDIAN IN-COME	50°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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