

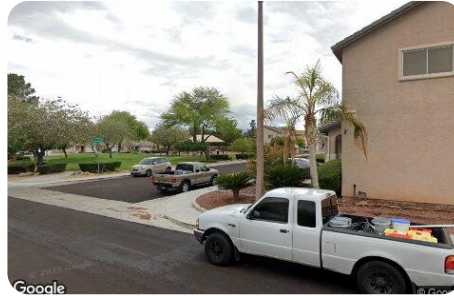
Single Family Residence

RESIDENTIAL

5000 RAPID RIVER CT

LAS VEGAS, NV 89131

\$522,233 TopHap Estimate · \$187 / ft² · confidence 97 · as of Jul 14, 2026



4

BEDS

2.5

BATHS

2,791 ft²

LIVING AREA

0.12 ac

LOT SIZE

2003

YEAR BUILT

2

STORIES

8

ROOMS

2

PARKING

VALUATION

\$522K

\$507K low

\$538K high

Last Sale

\$515,000 · Mar 30, 2023

Est. Owner Equity

\$61,102

Loan-to-Value

88%

TAX & ASSESSMENT

Property Tax	\$2,921 (2026)
Assessed Value	\$139,533
Previous Assessed	\$142,204
Assessor Market Value	\$347,343

PROPERTY FACTS

Property Type	Single Family Residence
Style	Bi-Level
County	CLARK
Lot (acres)	0.12
Construction	Frame (Unspecified)
Roof	Concrete
Heating	Forced Air With Air Conditioning
Cooling	Central
Garage	Garage, Attached
Pool	Yes

Deck · 300 ft² Patio · 300 ft² Porch · 36 ft² Sprinklers

CLIMATE RISK

13 FLOOD	1 WILDFIRE	82 HEAT	1 STORM	100 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Mar 23, 2023	Resale	Bargain And Sale Deed	\$515,000	\$185	\$461K
May 14, 2021	Resale	Bargain And Sale Deed	\$460,000	\$165	\$366K
May 14, 2021	Financing	Affidavit Of Death Of Joint Tenant			
Jun 28, 2017	Resale	Grant Deed	\$323,000	\$116	\$263K
Jun 8, 2016	Quitclaim	Quit Claim Transfer			\$20K
May 28, 2010	Resale	Grant Deed	\$189,000	\$68	\$186K
Oct 23, 2006	Financing	Intrafamily Transfer			\$350K
Mar 20, 2006	Quitclaim	Quit Claim Transfer			

Mar 20, 2006	Resale	Grant Deed	\$440,000	\$158	\$352K
Feb 1, 2003	Financing	Grant Deed			\$250K
Feb 26, 2003	Resale	Grant Deed	\$218,560	\$78	\$198K

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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