

Single Family Residence **RESIDENTIAL**

2118 RUNNING RIVER RD

HENDERSON, NV 89074

\$441,247 TopHap Estimate · \$273 / ft² · confidence 95 · as of Jul 14, 2026



4

BEDS

2

BATHS

1,615 ft²

LIVING AREA

0.11 ac

LOT SIZE

1989

YEAR BUILT

2

STORIES

7

ROOMS

1

PARKING

VALUATION

\$441K

\$419K low

\$464K high

Last Sale

\$300,000 · Jun 12, 2020

Est. Owner Equity

\$391,247

Loan-to-Value

12%

TAX & ASSESSMENT

Property Tax	\$1,513 (2026)
Assessed Value	\$81,990
Previous Assessed	\$79,282
Assessor Market Value	\$234,257

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 · 250 ft²

Porch · 148 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
Jun 11, 2020	Resale	Bargain And Sale Deed	\$300,000	\$186	
Jun 9, 2020	Quitclaim	Quit Claim Transfer			
May 2, 2011	Resale	Grant Deed	\$107,500	\$67	\$86K
Jan 7, 2011	Non-arms-length	Trustees Deed	\$106,250	\$66	
Aug 9, 2006	Non-arms-length	Grant Deed	\$286,000	\$177	
Aug 1, 2006	Resale	Grant Deed	\$286,000	\$177	\$229K
Nov 30, 1989	Resale	Grant Deed	\$99,950	\$62	

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	Owner occupied
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