

Single Family Residence **RESIDENTIAL**

2154 RUNNING RIVER RD

HENDERSON, NV 89074

\$462,020 TopHap Estimate · \$208 / ft² · confidence 96 · as of Jun 23, 2026



3

BEDS

2.5

BATHS

2,222 ft²

LIVING AREA

0.12 ac

LOT SIZE

1990

YEAR BUILT

2

STORIES

8

ROOMS

2

PARKING

VALUATION

\$462K

\$444K low

\$481K high

Last Sale

\$418,000 · May 17, 2021

Est. Owner Equity

\$64,320

Loan-to-Value

86%

TAX & ASSESSMENT

Property Tax	\$1,943 (2026)
Assessed Value	\$96,975
Previous Assessed	\$94,600
Assessor Market Value	\$230,120

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
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Patio · 329 ft²

Porch · 329 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
May 10, 2021	Resale	Bargain And Sale Deed	\$418,000	\$188	\$398K
May 8, 2021	Financing	Intrafamily Transfer			
Mar 30, 2010	Resale	Grant Deed	\$175,000	\$79	
Mar 30, 2010	Resale	Grant Deed	\$175,000	\$79	\$162K
Mar 20, 2006	Resale	Grant Deed	\$350,000	\$158	\$280K
Jul 31, 1998	Resale	Grant Deed	\$150,000	\$68	\$115K
Nov 7, 1990	Resale	Grant Deed	\$142,400	\$64	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
James Gibson Elementary School	Elementary	KG–5	0.5 mi
Barbara & Hank Greenspun Junior High School	Middle	6–8	1.4 mi
Green Valley High School	High	9–12	1.6 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
-----------	----------------