

Single Family Residence

RESIDENTIAL

5029 RAPID RIVER CT

LAS VEGAS, NV 89131

\$551,181 TopHap Estimate · \$197 / ft² · confidence 93 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,792 ft²

LIVING AREA

0.12 ac

LOT SIZE

2003

YEAR BUILT

2

STORIES

8

ROOMS

2

PARKING

VALUATION

\$551K

\$515K low

\$587K high

Est. Owner Equity

\$171,181

Loan-to-Value

69%

TAX & ASSESSMENT

Property Tax	\$2,601 (2026)
Assessed Value	\$156,456
Previous Assessed	\$159,541
Assessor Market Value	\$447,017

PROPERTY FACTS

Property Type	Single Family Residence
Style	2 Story Plus
County	Clark
Lot (acres)	0.12
Construction	Frame (Unspecified)
Roof	Tile
Heating	Forced Air
Cooling	Central
Garage	Garage, Built-in
Pool	Pool W/Hot Tub/Spa

Deck · 550 ft² Patio · 36 ft² Porch · 36 ft² Sprinklers

CLIMATE RISK

13
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
Jun 16, 2004	Quitclaim	Quit Claim Transfer			\$305K
Feb 19, 2003	Resale	Grant Deed	\$221,510	\$79	\$226K

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	1.3 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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