

Single Family Residence **RESIDENTIAL**

5025 RAPID RIVER CT

LAS VEGAS, NV 89131

\$434,699 TopHap Estimate · \$174 / ft² · confidence 96 · as of Jul 14, 2026



3

BEDS

3

BATHS

2,492 ft²

LIVING AREA

0.12 ac

LOT SIZE

2003

YEAR BUILT

2

STORIES

8

ROOMS

2

PARKING

VALUATION

\$435K

\$419K low

\$450K high

Last Sale

\$243,000 · Jul 29, 2016

Est. Owner Equity

\$116,475

Loan-to-Value

75%

TAX & ASSESSMENT

Property Tax	\$2,731 (2026)
Assessed Value	\$122,405
Previous Assessed	\$123,326
Assessor Market Value	\$349,729

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

Patio · 70 ft²

Porch · 340 ft²

Sprinklers

CLIMATE RISK

12
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
Jul 18, 2016	Resale	Bargain And Sale Deed	\$243,000	\$98	\$248K
Oct 7, 2010	Resale	Grant Deed	\$140,000	\$56	\$145K
Jun 6, 2006	Resale	Grant Deed	\$375,000	\$150	\$300K
Apr 11, 2003	Resale	Grant Deed	\$227,560	\$91	\$224K

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



Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Absentee owner
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