

Single Family Residence **RESIDENTIAL**

2140 RUNNING RIVER RD

HENDERSON, NV 89074

\$436,022 TopHap Estimate · \$249 / ft² · confidence 94 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

1,750 ft²

LIVING AREA

0.12 ac

LOT SIZE

1990

YEAR BUILT

2

STORIES

6

ROOMS

2

PARKING

VALUATION

\$436K

\$412K low

\$460K high

Last Sale

\$270,000 · Sep 20, 2018

Est. Owner Equity

\$176,022

Loan-to-Value

59%

TAX & ASSESSMENT

Property Tax	\$1,701 (2026)
Assessed Value	\$86,627
Previous Assessed	\$84,068
Assessor Market Value	\$203,366

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 · 55 ft²

Porch · 55 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
Sep 12, 2018	Resale	Grant Deed	\$270,000	\$154	\$265K
Dec 19, 2017	Quitclaim	Quit Claim Transfer			
Oct 7, 2013	Quitclaim	Quit Claim Transfer			
Nov 12, 2010	Resale	Grant Deed	\$125,000	\$71	
Nov 15, 2010	Quitclaim	Quit Claim Transfer			
Jul 10, 2006	Resale	Grant Deed	\$319,570	\$183	\$256K
Jul 10, 2006	Quitclaim	Quit Claim Transfer			

Nov 14, 2003	Resale	Grant Deed	\$209,980	\$120	\$168K
Jul 16, 2003	Resale	Trustees Deed	\$148,000	\$85	
Dec 11, 1998	Resale	Grant Deed	\$142,000	\$81	\$135K
Oct 1, 1990	Resale	Grant Deed	\$126,980	\$73	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
James Gibson Elementary School	Elementary	KG–5	0.4 mi
Barbara & Hank Greenspun Junior High School	Middle	6–8	1.4 mi
Green Valley High School	High	9–12	1.5 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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