

Single Family Residence **RESIDENTIAL**

4296 ROSALYN RIDGE ST

LAS VEGAS, NV 89121

\$560,848 TopHap Estimate · \$227 / ft² · confidence 94 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,470 ft²

LIVING AREA

0.17 ac

LOT SIZE

2024

YEAR BUILT

1

STORIES

7

ROOMS

2

PARKING

VALUATION

\$561K

\$527K low

\$595K high

Last Sale

\$580,000 · Oct 9, 2024

Est. Owner Equity

\$180,848

Loan-to-Value

71%

TAX & ASSESSMENT

Property Tax	\$5,769 (2026)
Assessed Value	\$187,748
Previous Assessed	\$194,529
Assessor Market Value	\$536,423

PROPERTY FACTS

Property Type	Single Family Residence
County	Clark
Lot (acres)	0.17
Construction	Frame (Unspecified)
Roof	Tile
Heating	Forced Air
Cooling	Central
Garage	Garage, Attached

Sprinklers

CLIMATE RISK

1
FLOOD

1
WILDFIRE

82
HEAT

1
STORM

100
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Sep 6, 2024	Resale	Bargain And Sale Deed	\$580,000	\$235	\$380K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
C. W. Woodbury Middle School	Middle	6–8	0.5 mi
Chaparral High School	High	9–12	0.8 mi
George E. Harris Elementary School	Elementary	KG–5	0.9 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 89121

119 CRIME INDEX	90 AIR POLLUTION	72,959 POPULATION	\$51K MEDIAN IN-COME	67°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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