

Single Family Residence **RESIDENTIAL**

4256 ROSALYN RIDGE ST

LAS VEGAS, NV 89121

\$548,066 TopHap Estimate · \$222 / ft² · confidence 94 · as of Jul 14, 2026



4
BEDS

3
BATHS

2,470 ft²
LIVING AREA

0.14 ac
LOT SIZE

2024
YEAR BUILT

1
STORIES

7
ROOMS

2
PARKING

VALUATION

\$548K

\$513K low

\$583K high

Last Sale

\$580,000 · Nov 25, 2024

Est. Owner Equity

\$55,066

Loan-to-Value

96%

TAX & ASSESSMENT

Property Tax	\$5,643 (2026)
Assessed Value	\$185,555
Previous Assessed	\$192,325
Assessor Market Value	\$530,157

PROPERTY FACTS

Property Type	Single Family Residence
County	Clark
Lot (acres)	0.14
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
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Nov 16, 2024	Resale	Bargain And Sale Deed	\$580,000	\$235	\$493K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
C. W. Woodbury Middle School	Middle	6–8	0.6 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	Absentee owner
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