

Single Family Residence **RESIDENTIAL**

45 ROSA ROSALES CT

NORTH LAS VEGAS, NV 89031

\$456,250 TopHap Estimate · \$216 / ft² · confidence 96 · as of Jun 23, 2026



5
BEDS

3
BATHS

2,116 ft²
LIVING AREA

0.1 ac
LOT SIZE

2006
YEAR BUILT

2
STORIES

7
ROOMS

2
PARKING

VALUATION

\$456K

\$438K low

\$475K high

Last Sale

\$123,000 · Oct 8, 2009

Est. Owner Equity

\$456,250

TAX & ASSESSMENT

Property Tax	\$2,045 (2026)
Assessed Value	\$116,643
Previous Assessed	\$118,227
Assessor Market Value	\$333,266

PROPERTY FACTS

Property Type	Single Family Residence
County	Clark
Lot (acres)	0.10
Construction	Frame (Unspecified)
Roof	Tile
Heating	Forced Air
Cooling	Central
Garage	Garage, Built-in

Porch · 24 ft²

Sprinklers

CLIMATE RISK

85 FLOOD	56 WILDFIRE	80 HEAT	1 STORM	100 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: 0.2 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Nov 20, 2012	Quitclaim	Quit Claim Transfer			
Sep 10, 2009	Resale	Grant Deed	\$123,000	\$58	
May 15, 2009	Non-arms-length	Trustees Deed	\$134,900	\$64	
Nov 6, 2006	Quitclaim	Quit Claim Transfer			
Nov 6, 2006	Resale	Bargain And Sale Deed	\$350,000	\$165	\$280K
Jan 7, 2005	Financing	Grant Deed			\$4.9M
Sep 15, 2004	Resale	Grant Deed	\$15,239,637	\$7202	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Raul P. Elizondo Elementary School	Elementary	KG–5	0.3 mi
Mojave High School	High	9–12	0.9 mi
Clifford O. Pete Findlay Middle School	Middle	6–8	1.7 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 89031

51 CRIME INDEX	88 AIR POLLUTION	77,455 POPULATION	\$76K MEDIAN IN-COME	66°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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