

Single Family Residence

RESIDENTIAL

322 FOREST RIDGE ST

HENDERSON, NV 89014

\$419,858 TopHap Estimate · \$219 / ft² · confidence 96 · as of Jun 23, 2026



4

BEDS

2

BATHS

1,920 ft²

LIVING AREA

0.14 ac

LOT SIZE

1997

YEAR BUILT

1

STORIES

7

ROOMS

2

PARKING

VALUATION

\$420K

\$403K low

\$437K high

Last Sale

\$260,000 · Jul 14, 2008

Est. Owner Equity

\$195,858

Loan-to-Value

53%

TAX & ASSESSMENT

Property Tax	\$2,266 (2026)
Assessed Value	\$108,981
Previous Assessed	\$106,719
Assessor Market Value	\$311,374

PROPERTY FACTS

Property Type	Single Family Residence
Style	Single Story
County	Clark
Lot (acres)	0.14
Construction	Frame (Unspecified)
Roof	Tile
Heating	Forced Air
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached

Patio · 42 ft²

Porch · 42 ft²

Sprinklers

CLIMATE RISK

37

FLOOD

1

WILDFIRE

83

HEAT

1

STORM

100

DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: 0.2 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jan 10, 2020	Quitclaim	Quit Claim Transfer			\$224K
Jun 19, 2008	Resale	Bargain And Sale Deed	\$260,000	\$135	\$256K
Sep 14, 2007	Non-arms-length	Trustees Deed	\$306,880	\$160	
Nov 22, 2004	Resale	Grant Deed	\$385,000	\$201	\$308K
Aug 1, 1997	Resale	Grant Deed	\$141,500	\$74	\$134K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Lorna J. Kesterson Elementary School	Elementary	KG–5	0.4 mi
Green Valley High School	High	9–12	1.1 mi
Barbara & Hank Greenspun Junior High School	Middle	6–8	2.0 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 89014

88 CRIME INDEX	90 AIR POLLUTION	42,428 POPULATION	\$72K 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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