

Single Family Residence **RESIDENTIAL**

1472 MACDONALD RANCH DR

HENDERSON, NV 89012

\$4,504,740 TopHap Estimate · \$1,013 / ft² · confidence 88 · as of Jul 14, 2026

4
BEDS

8
BATHS

4,449 ft²
LIVING AREA

0.62 ac
LOT SIZE

2008
YEAR BUILT

1
STORIES

11
ROOMS

5
PARKING

VALUATION

\$4.5M

\$4M low

\$5M high

Last Sale

\$4,400,000 · Jun 3, 2025

Est. Owner Equity

\$4,504,740

TAX & ASSESSMENT

Property Tax	\$17,820 (2026)
Assessed Value	\$1,134,013
Previous Assessed	\$1,071,844
Assessor Market Value	\$3,240,037

PROPERTY FACTS

Property Type	Single Family Residence
County	Clark
Lot (acres)	0.62
Construction	Frame (Unspecified)
Roof	Builtup (layered Asphalt)
Heating	Forced Air
Cooling	Central
Fireplace	Yes
Garage	Garage, Basement
Pool	Pool W/Hot Tub/Spa

Deck · 1,200 ft²

Patio · 1,200 ft²

Porch · 2,808 ft²

Sprinklers

CLIMATE RISK

1 FLOOD	91 WILDFIRE	81 HEAT	1 STORM	100 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 21, 2025	Resale	Bargain And Sale Deed	\$4,400,000	\$989	
Dec 20, 2011	Resale	Grant Deed	\$2,450,000	\$551	
Nov 13, 2007	Non-arms-length	Trustees Deed	\$715,000	\$161	
Nov 12, 2007	Non-arms-length	Trustees Deed	\$10,000	\$2	
Apr 5, 2005	Financing	Trustees Deed			\$1M
May 15, 2005	Financing	Trustees Deed			\$2.5M
May 27, 2005	Financing	Trustees Deed			\$1M
May 28, 2004	Resale	Grant Deed	\$300,000	\$67	\$1.7M
Aug 8, 2000	Non-arms-length	Grant Deed	\$381,000	\$86	\$437K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Hannah Marie Brown Elementary School	Elementary	KG–5	0.3 mi
Bob Miller Middle School	Middle	6–8	2.4 mi
Foothill High School	High	9–12	4.8 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 89012

70 CRIME INDEX	82 AIR POLLUTION	35,862 POPULATION	\$105K 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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