

Single Family Residence **RESIDENTIAL**

1010 ROSE RIVER CT

HENDERSON, NV 89002

\$581,607 TopHap Estimate · \$211 / ft² · confidence 96 · as of Jun 23, 2026



5
BEDS

3
BATHS

2,758 ft²
LIVING AREA

0.14 ac
LOT SIZE

1997
YEAR BUILT

2
STORIES

9
ROOMS

2
PARKING

VALUATION

\$582K

\$558K low

\$605K high

Last Sale

\$560,000 · Apr 12, 2022

Est. Owner Equity

\$221,607

Loan-to-Value

62%

TAX & ASSESSMENT

Property Tax	\$2,854 (2026)
Assessed Value	\$128,274
Previous Assessed	\$122,188
Assessor Market Value	\$366,497

PROPERTY FACTS

Property Type	Single Family Residence
Style	2 Story Plus
County	Clark
Lot (acres)	0.14
Construction	Frame (Unspecified)
Roof	Tile
Heating	Forced Air
Cooling	Central
Fireplace	Yes
Garage	Garage, Built-in

Patio · 85 ft²

Porch · 85 ft²

Sprinklers

CLIMATE RISK

1

FLOOD

88

WILDFIRE

83

HEAT

1

STORM

100

DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Apr 7, 2022	Resale	Bargain And Sale Deed	\$560,000	\$203	\$360K
Aug 28, 1997	Resale	Grant Deed	\$183,000	\$66	\$163K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
James E. & A. Rae Smalley Elementary School	Elementary	KG–5	0.5 mi
Jack & Terry Mannion Middle School	Middle	6–8	0.5 mi
Foothill High School	High	9–12	1.0 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 89002

54 CRIME INDEX	83 AIR POLLUTION	38,814 POPULATION	\$97K MEDIAN IN-COME	65°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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