

Single Family Residence **RESIDENTIAL**

1014 ROSE RIVER CT

HENDERSON, NV 89002

\$451,977 TopHap Estimate · \$287 / ft² · confidence 96 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,574 ft²

LIVING AREA

0.15 ac

LOT SIZE

1997

YEAR BUILT

1

STORIES

6

ROOMS

2

PARKING

VALUATION

\$452K

\$433K low

\$471K high

Last Sale

\$127,090 · Aug 27, 1997

Est. Owner Equity

\$386,977

Loan-to-Value

14%

TAX & ASSESSMENT

Property Tax	\$1,825 (2026)
Assessed Value	\$102,767
Previous Assessed	\$95,912
Assessor Market Value	\$293,620

PROPERTY FACTS

Property Type	Single Family Residence
Style	Single Story
County	Clark
Lot (acres)	0.15
Construction	Frame (Unspecified)
Roof	Tile
Heating	Forced Air
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached

Patio · 408 ft²

Porch · 408 ft²

Sprinklers

CLIMATE RISK

1

FLOOD

89

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
Aug 27, 1997	Resale	Grant Deed	\$127,500	\$81	\$65K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Jack & Terry Mannion Middle School	Middle	6–8	0.5 mi
James E. & A. Rae Smalley Elementary School	Elementary	KG–5	0.5 mi
Foothill High School	High	9–12	1.1 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.

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 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.

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 OWNERSHIP

Occupancy	Owner occupied
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