

Single Family Residence **RESIDENTIAL**

1008 ROSE RIVER CT

HENDERSON, NV 89002

\$498,774 TopHap Estimate · \$259 / ft² · confidence 93 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,928 ft²

LIVING AREA

0.14 ac

LOT SIZE

1997

YEAR BUILT

1

STORIES

6

ROOMS

2

PARKING

VALUATION

\$499K

\$462K low

\$535K high

Last Sale

\$142,500 · Sep 3, 1997

Est. Owner Equity

\$338,774

Loan-to-Value

33%

TAX & ASSESSMENT

Property Tax	\$1,970 (2026)
Assessed Value	\$111,151
Previous Assessed	\$104,435
Assessor Market Value	\$317,574

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 · 40 ft²

Porch · 40 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
Feb 19, 2016	Non-arms-length	Grant Deed	\$200,000	\$104	\$160K
Jul 25, 2006	Quitclaim	Quit Claim Transfer			
Jul 25, 2006	Recorded document	Grant Deed			
Sep 3, 1997	Resale	Grant Deed	\$142,500	\$74	\$69K

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	Owner occupied
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