

Single Family Residence **RESIDENTIAL**

1012 ROSE RIVER CT

HENDERSON, NV 89002

\$500,247 TopHap Estimate · \$230 / ft² · confidence 96 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,174 ft²

LIVING AREA

0.14 ac

LOT SIZE

1997

YEAR BUILT

2

STORIES

7

ROOMS

2

PARKING

VALUATION

\$500K

\$481K low

\$519K high

Last Sale

\$355,000 · Jun 27, 2007

Est. Owner Equity

\$246,247

Loan-to-Value

53%

TAX & ASSESSMENT

Property Tax	\$2,068 (2026)
Assessed Value	\$115,845
Previous Assessed	\$109,091
Assessor Market Value	\$330,986

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 · 373 ft²

Porch · 373 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
Jun 21, 2007	Quitclaim	Quit Claim Transfer			
May 18, 2007	Resale	Grant Deed	\$355,000	\$163	\$284K
Aug 29, 1997	Resale	Grant Deed	\$148,500	\$68	\$89K

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	1.0 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
--------------------------------------	--	---	--	-------------------------------------	------------------------------------

Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
-----------	----------------