

Single Family Residence

RESIDENTIAL

1009 ROSE RIVER CT

HENDERSON, NV 89002

\$464,298

TopHap Estimate · \$241 / ft² · confidence 89 · 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

\$464K

\$415K low

\$513K high

Last Sale

\$455,000 · Jul 2, 2024

Est. Owner Equity

\$100,298

Loan-to-Value

79%

TAX & ASSESSMENT

Property Tax	\$2,004 (2026)
Assessed Value	\$113,016
Previous Assessed	\$106,332
Assessor Market Value	\$322,903

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 · 320 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 28, 2024	Financing	Re-Recorded Document			
Jul 2, 2024	Resale	Bargain And Sale Deed	\$455,000	\$236	\$364K
Jul 28, 2021	Financing	Intrafamily Transfer			
Jul 28, 2021	Resale	Bargain And Sale Deed	\$435,000	\$226	\$361K
Aug 21, 1997	Resale	Grant Deed	\$143,500	\$74	\$139K

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.

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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