

Single Family Residence **RESIDENTIAL**

1006 ROSE RIVER CT

HENDERSON, NV 89002

\$583,429 TopHap Estimate · \$212 / ft² · confidence 96 · as of Jul 14, 2026



5
BEDS

3
BATHS

2,758 ft²
LIVING AREA

0.15 ac
LOT SIZE

1997
YEAR BUILT

2
STORIES

9
ROOMS

2
PARKING

VALUATION

\$583K

\$562K low

\$605K high

Last Sale

\$346,000 · May 20, 2016

Est. Owner Equity

\$188,429

Loan-to-Value

66%

TAX & ASSESSMENT

Property Tax	\$2,291 (2026)
Assessed Value	\$125,513
Previous Assessed	\$119,381
Assessor Market Value	\$358,609

PROPERTY FACTS

Property Type	Single Family Residence
Style	2 Story Plus
County	Clark
Lot (acres)	0.15
Construction	Frame (Unspecified)
Roof	Tile
Heating	Forced Air
Cooling	Central
Fireplace	Yes
Garage	Garage, Built-in

Patio · 30 ft²

Porch · 30 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
May 13, 2016	Resale	Grant Deed	\$346,000	\$125	\$328K
Aug 15, 2002	Quitclaim	Quit Claim Transfer			\$192K
Sep 19, 1997	Resale	Grant Deed	\$188,000	\$68	\$179K

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
--------------------------	----------------------------	-----------------------------	--------------------------------	-------------------------	------------------------

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

OWNERSHIP

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