

Single Family Residence **RESIDENTIAL**

# 1011 ROSE RIVER CT

HENDERSON, NV 89002

**\$502,286** TopHap Estimate · \$261 / ft<sup>2</sup> · confidence 96 · as of Jul 14, 2026



**3**

BEDS

**2**

BATHS

**1,928 ft<sup>2</sup>**

LIVING AREA

**0.14 ac**

LOT SIZE

**1997**

YEAR BUILT

**1**

STORIES

**6**

ROOMS

**2**

PARKING

## VALUATION

**\$502K**

\$483K low

\$521K high

Est. Owner Equity

**\$228,286**

Loan-to-Value

**56%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$1,974 (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

**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   |
|--------------|-----------|------------------------------------|-----------|--------|--------|
| Apr 21, 2021 | Financing | Transfer On Death Deed             |           |        |        |
| Apr 21, 2021 | Financing | Affidavit Of Death Of Joint Tenant |           |        |        |
| Sep 9, 2016  | Quitclaim | Quit Claim Transfer                |           |        |        |
| Jun 5, 2015  | Resale    | Grant Deed                         | \$264,900 | \$137  | \$160K |
| Dec 12, 2014 | Resale    | Grant Deed                         | \$224,000 | \$116  |        |
| Aug 20, 1997 | Financing | Grant Deed                         |           |        | \$107K |

## 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

|                          |                            |                             |                                |                         |                        |
|--------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>54</b><br>CRIME INDEX | <b>83</b><br>AIR POLLUTION | <b>38,814</b><br>POPULATION | <b>\$97K</b><br>MEDIAN IN-COME | <b>65°F</b><br>AVG TEMP | <b>85%</b><br>SUNSHINE |
|--------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

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

## OWNERSHIP

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