

Single Family Residence

RESIDENTIAL

1109 RIDGE RIVER ST

HENDERSON, NV 89011

\$515,351 TopHap Estimate · \$266 / ft² · confidence 94 · as of Jul 14, 2026



3

BEDS

3

BATHS

1,935 ft²

LIVING AREA

0.16 ac

LOT SIZE

2012

YEAR BUILT

2

STORIES

7

ROOMS

2

PARKING

VALUATION

\$515K

\$483K low

\$548K high

Last Sale

\$500,000 · Apr 2, 2024

Est. Owner Equity

\$250,351

Loan-to-Value

51%

TAX & ASSESSMENT

Property Tax	\$3,246 (2026)
Assessed Value	\$161,724
Previous Assessed	\$163,605
Assessor Market Value	\$462,068

PROPERTY FACTS

Property Type	Single Family Residence
County	Clark
Lot (acres)	0.16
Construction	Frame (Unspecified)
Roof	Tile
Heating	Forced Air
Cooling	Central
Garage	Garage, Built-in
Pool	Yes

Deck · 400 ft²

Porch · 375 ft²

Sprinklers

CLIMATE RISK

11 FLOOD	92 WILDFIRE	86 HEAT	1 STORM	100 DROUGHT
-------------	----------------	------------	------------	----------------

Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Mar 28, 2024	Resale	Special Warranty Deed	\$500,000	\$258	\$265K
Jan 24, 2024	Financing	Intrafamily Transfer			
Jun 3, 2022	Resale	Bargain And Sale Deed	\$575,000	\$297	
Mar 4, 2022	Resale	Bargain And Sale Deed	\$467,300	\$241	
Jun 20, 2019	Quitclaim	Quit Claim Transfer			\$234K
Oct 29, 2012	Resale	Bargain And Sale Deed	\$180,670	\$93	\$177K
Oct 29, 2012	Quitclaim	Quit Claim Transfer			
Jan 29, 2009	Resale	Grant Deed	\$32,159,576	\$16620	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Josh Stevens Elementary School	Elementary	KG–5	1.1 mi
B. Mahlon Brown Junior High School	Middle	6–8	2.5 mi
Basic High School	High	9–12	3.5 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 89011

107 CRIME INDEX	85 AIR POLLUTION	32,100 POPULATION	\$91K MEDIAN IN-COME	67°F AVG TEMP	85% SUNSHINE
---------------------------	----------------------------	-----------------------------	--------------------------------	-------------------------	------------------------

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

OWNERSHIP

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