

Single Family Residence **RESIDENTIAL**

1089 RIDGE RIVER ST

HENDERSON, NV 89011

\$444,271 TopHap Estimate · \$241 / ft² · confidence 96 · as of Jul 14, 2026



3
BEDS

3
BATHS

1,843 ft²
LIVING AREA

0.1 ac
LOT SIZE

2012
YEAR BUILT

2
STORIES

7
ROOMS

2
PARKING

VALUATION

\$444K

\$428K low

\$461K high

Last Sale

\$156,702 · Aug 17, 2012

Est. Owner Equity

\$304,271

Loan-to-Value

33%

TAX & ASSESSMENT

Property Tax	\$2,219 (2026)
Assessed Value	\$130,912
Previous Assessed	\$131,568
Assessor Market Value	\$374,034

PROPERTY FACTS

Property Type	Single Family Residence
County	Clark
Lot (acres)	0.10
Construction	Frame (Unspecified)
Roof	Tile
Heating	Forced Air
Cooling	Central
Garage	Garage, Built-in

Sprinklers

CLIMATE RISK

44
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	\$/FT ²	LOAN
Aug 16, 2012	Resale	Grant Deed	\$156,702	\$85	\$153K
Aug 16, 2012	Resale	Grant Deed	\$156,702	\$85	\$152K
Jan 29, 2009	Resale	Grant Deed	\$32,159,576	\$17450	

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

OWNERSHIP

Occupancy	Owner occupied
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