

Single Family Residence **RESIDENTIAL**

# 1085 RIDGE RIVER ST

HENDERSON, NV 89011

**\$449,662** TopHap Estimate · \$232 / ft<sup>2</sup> · confidence 95 · as of Jul 14, 2026



**3**  
BEDS

**3**  
BATHS

**1,935 ft<sup>2</sup>**  
LIVING AREA

**0.11 ac**  
LOT SIZE

**2012**  
YEAR BUILT

**2**  
STORIES

**7**  
ROOMS

**2**  
PARKING

## VALUATION

**\$450K**

\$428K low

\$472K high

Last Sale

**\$224,900 · Jan 14, 2015**

Est. Owner Equity

**\$236,927**

Loan-to-Value

**48%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$2,590 (2026) |
| Assessed Value        | \$137,495      |
| Previous Assessed     | \$137,838      |
| Assessor Market Value | \$392,843      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | Clark                   |
| Lot (acres)   | 0.11                    |
| Construction  | Frame (Unspecified)     |
| Roof          | Tile                    |
| Heating       | Forced Air              |
| Cooling       | Central                 |
| Garage        | Garage, Built-in        |

Porch · 25 ft²

Sprinklers

## CLIMATE RISK

**42**  
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 |
|--------------|-----------|-----------------------|--------------|---------|------|
| Jan 12, 2015 | Resale    | Bargain And Sale Deed | \$224,900    | \$116   |      |
| Sep 26, 2012 | Quitclaim | Quit Claim Transfer   |              |         |      |
| Sep 26, 2012 | Resale    | Bargain And Sale Deed | \$182,911    | \$95    |      |
| 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

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

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

OWNERSHIP

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