

Single Family Residence

RESIDENTIAL

1093 RIDGE RIVER ST

HENDERSON, NV 89011

\$456,021 TopHap Estimate · \$236 / ft² · confidence 92 · as of Jul 14, 2026



3

BEDS

3

BATHS

1,935 ft²

LIVING AREA

0.11 ac

LOT SIZE

2012

YEAR BUILT

2

STORIES

7

ROOMS

2

PARKING

VALUATION

\$456K

\$419K low

\$493K high

Last Sale

\$445,000 · Sep 16, 2024

Est. Owner Equity

\$23,584

Loan-to-Value

95%

TAX & ASSESSMENT

Property Tax	\$2,456 (2026)
Assessed Value	\$138,282
Previous Assessed	\$138,628
Assessor Market Value	\$395,091

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

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	\$/FT²	LOAN
Sep 13, 2024	Resale	Bargain And Sale Deed	\$445,000	\$230	\$432K
Aug 3, 2012	Resale	Grant Deed	\$178,420	\$92	\$175K
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
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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