

Single Family Residence **RESIDENTIAL**

44 ROSA ROSALES CT

NORTH LAS VEGAS, NV 89031

\$390,222 TopHap Estimate · \$253 / ft² · confidence 97 · as of Jul 14, 2026



3
BEDS

2
BATHS

1,543 ft²
LIVING AREA

0.1 ac
LOT SIZE

2006
YEAR BUILT

1
STORIES

5
ROOMS

2
PARKING

VALUATION

\$390K

\$378K low

\$403K high

Last Sale

\$240,000 · Feb 6, 2019

Est. Owner Equity

\$150,222

Loan-to-Value

62%

TAX & ASSESSMENT

Property Tax	\$1,706 (2026)
Assessed Value	\$106,388
Previous Assessed	\$107,940
Assessor Market Value	\$303,966

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, Attached

Porch · 70 ft²

Sprinklers

CLIMATE RISK

25 FLOOD	64 WILDFIRE	80 HEAT	1 STORM	100 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: 0.2 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jan 23, 2019	Resale	Grant Deed	\$240,000	\$156	\$240K
Jan 25, 2011	Resale	Grant Deed	\$110,000	\$71	\$83K
Jun 17, 2009	Resale	Grant Deed	\$106,000	\$69	
Apr 23, 2009	Non-arms-length	Trustees Deed	\$250,991	\$163	
Oct 16, 2007	Resale	Bargain And Sale Deed	\$323,000	\$209	\$291K
Dec 29, 2004	Financing	Grant Deed			\$4.9M
Sep 15, 2004	Resale	Grant Deed	\$15,239,637	\$9877	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Raul P. Elizondo Elementary School	Elementary	KG–5	0.3 mi
Mojave High School	High	9–12	0.9 mi
Clifford O. Pete Findlay Middle School	Middle	6–8	1.7 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 89031

51 CRIME INDEX	88 AIR POLLUTION	77,455 POPULATION	\$76K MEDIAN IN-COME	66°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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