

Single Family Residence **RESIDENTIAL**

41 ROSA ROSALES CT

NORTH LAS VEGAS, NV 89031

\$432,000 TopHap Estimate · \$204 / ft² · confidence 96 · as of Jul 14, 2026



5
BEDS

3
BATHS

2,116 ft²
LIVING AREA

0.1 ac
LOT SIZE

2006
YEAR BUILT

2
STORIES

7
ROOMS

2
PARKING

VALUATION

\$432K

\$416K low

\$448K high

Last Sale

\$195,000 · Jan 30, 2017

Est. Owner Equity

\$276,000

Loan-to-Value

36%

TAX & ASSESSMENT

Property Tax	\$2,614 (2026)
Assessed Value	\$116,643
Previous Assessed	\$118,227
Assessor Market Value	\$333,266

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

Porch · 24 ft²

Sprinklers

CLIMATE RISK

85 FLOOD	56 WILDFIRE	80 HEAT	1 STORM	100 DROUGHT
-------------	----------------	------------	------------	----------------

Scores 0–100; higher = greater projected risk. FEMA flood zone: 0.2 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jan 27, 2017	Quitclaim	Quit Claim Transfer			
Jan 6, 2017	Resale	Grant Deed	\$195,000	\$92	\$156K
Apr 1, 2009	Quitclaim	Quit Claim Transfer			
Mar 12, 2009	Non-arms-length	Trustees Deed	\$190,000	\$90	
Feb 9, 2007	Resale	Grant Deed	\$349,900	\$165	\$280K
Dec 29, 2004	Financing	Grant Deed			\$4.9M
Sep 15, 2004	Resale	Grant Deed	\$15,239,637	\$7202	

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
--------------------------	----------------------------	-----------------------------	--------------------------------	-------------------------	------------------------

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

OWNERSHIP

Occupancy	Absentee owner
-----------	----------------