

Single Family Residence **RESIDENTIAL**

# 104 ROSA ROSALES CT

NORTH LAS VEGAS, NV 89031

**\$418,661** TopHap Estimate · \$198 / ft<sup>2</sup> · confidence 97 · as of Jul 14, 2026



**5**  
BEDS

**3**  
BATHS

**2,116 ft<sup>2</sup>**  
LIVING AREA

**0.1 ac**  
LOT SIZE

**2006**  
YEAR BUILT

**2**  
STORIES

**7**  
ROOMS

**2**  
PARKING

## VALUATION

**\$419K**

\$407K low

\$431K high

Last Sale

**\$190,000 · Aug 15, 2016**

Est. Owner Equity

**\$130,961**

Loan-to-Value

**68%**

## 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

25  
FLOOD

71  
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   |
|--------------|-------------------|-----------------------|-----------|--------|--------|
| Aug 13, 2016 | Resale            | Grant Deed            | \$190,000 | \$90   |        |
| Apr 16, 2015 | Resale            | Grant Deed            | \$190,000 | \$90   |        |
| Feb 22, 2013 | Resale            | Grant Deed            | \$145,000 | \$69   |        |
| Apr 21, 2009 | Quitclaim         | Quit Claim Transfer   |           |        |        |
| Apr 21, 2009 | Resale            | Bargain And Sale Deed | \$129,900 | \$61   | \$97K  |
| Nov 14, 2006 | Recorded document | Grant Deed            |           |        |        |
| Nov 14, 2006 | Quitclaim         | Quit Claim Transfer   |           |        | \$280K |
| Nov 14, 2006 | Quitclaim         | Quit Claim Transfer   |           |        |        |
| Sep 21, 2005 | Financing         | Trustees Deed         |           |        | \$6.4M |
| 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

|                          |                            |                             |                                |                         |                        |
|--------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>51</b><br>CRIME INDEX | <b>88</b><br>AIR POLLUTION | <b>77,455</b><br>POPULATION | <b>\$76K</b><br>MEDIAN IN-COME | <b>66°F</b><br>AVG TEMP | <b>85%</b><br>SUNSHINE |
|--------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

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

## OWNERSHIP

Occupancy      Absentee owner