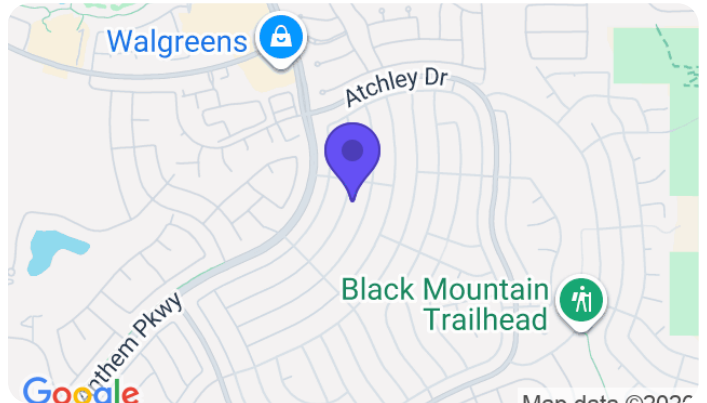
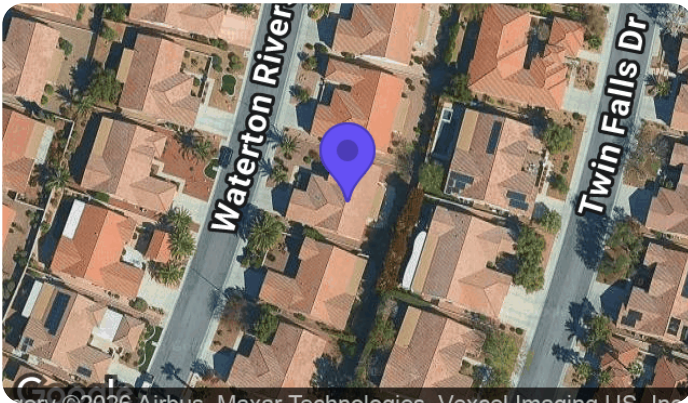


Single Family Residence **RESIDENTIAL**

2132 WATERTON RIVERS DR

HENDERSON, NV 89044

\$521,602 TopHap Estimate · \$284 / ft² · confidence 92 · as of Jul 14, 2026



2
BEDS

2
BATHS

1,836 ft²
LIVING AREA

0.16 ac
LOT SIZE

2005
YEAR BUILT

1
STORIES

4
ROOMS

2
PARKING

VALUATION

\$522K

\$480K low

\$564K high

Last Sale

\$515,000 · Dec 3, 2024

Est. Owner Equity

\$521,602

TAX & ASSESSMENT

Property Tax	\$3,013 (2026)
Assessed Value	\$139,872
Previous Assessed	\$137,933
Assessor Market Value	\$399,634

PROPERTY FACTS

Property Type	Single Family Residence
County	Clark
Lot (acres)	0.16
Construction	Frame (Unspecified)
Roof	Tile
Heating	Forced Air
Cooling	Central
Garage	Garage, Attached

Porch · 340 ft²

Sprinklers

CLIMATE RISK

1
FLOOD

92
WILDFIRE

79
HEAT

1
STORM

100
DROUGHT

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

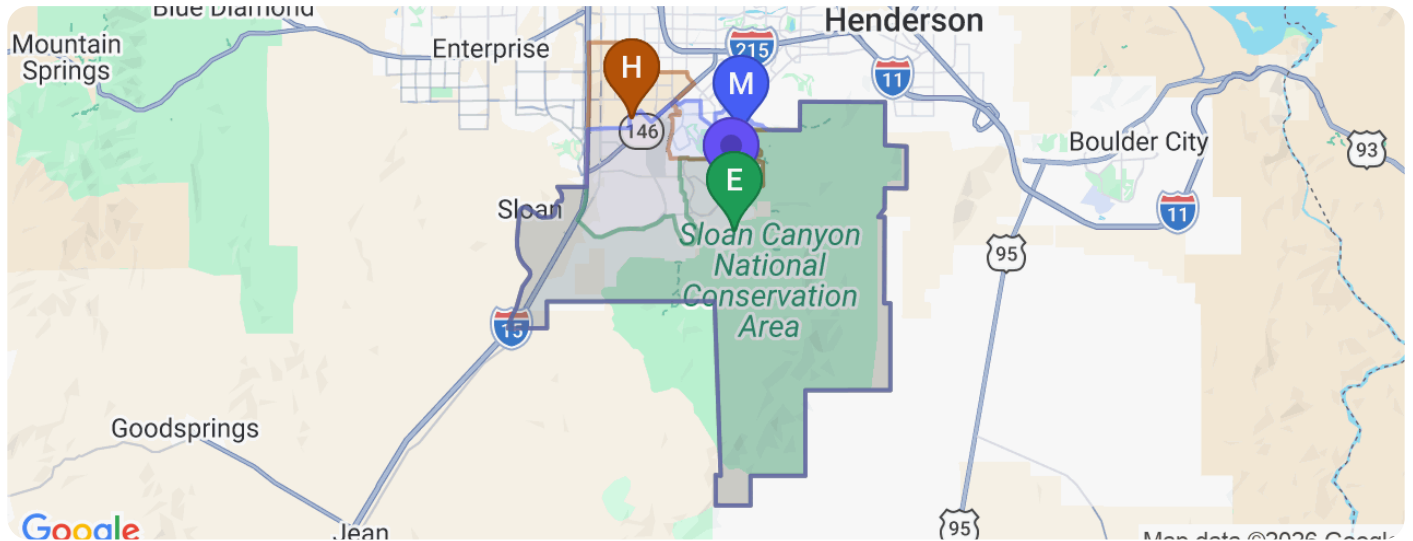
TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Apr 10, 2025	Financing	Intrafamily Transfer			
Nov 27, 2024	Resale	Bargain And Sale Deed	\$515,000	\$281	
Aug 2, 2024	Financing	Intrafamily Transfer			
Jul 2, 2014	Quitclaim	Quit Claim Transfer			
Jul 2, 2014	Quitclaim	Quit Claim Transfer			
Jul 2, 2014	Quitclaim	Quit Claim Transfer			
Apr 20, 2012	Resale	Grant Deed	\$182,000	\$99	
Nov 1, 2004	Resale	Grant Deed	\$375,951	\$205	\$301K
Nov 1, 2004	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Shirley & Bill Wallin Elementary School	Elementary	KG–5	1.2 mi
Del E. Webb Middle School	Middle	6–8	2.2 mi
Liberty High School	High	9–12	4.5 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 89044

37 CRIME INDEX	93 AIR POLLUTION	29,440 POPULATION	\$110K MEDIAN IN-COME	64°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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