

Single Family Residence

RESIDENTIAL

328 FOREST RIDGE ST

HENDERSON, NV 89014

\$475,170 TopHap Estimate · \$302 / ft² · confidence 96 · as of Jul 14, 2026

3

BEDS

2

BATHS

1,571 ft²

LIVING AREA

0.14 ac

LOT SIZE

1997

YEAR BUILT

1

STORIES

5

ROOMS

2

PARKING

VALUATION

\$475K

\$458K low

\$493K high

Last Sale

\$245,000 · Jun 8, 2004

Est. Owner Equity

\$279,170

Loan-to-Value

42%

TAX & ASSESSMENT

Property Tax

\$2,561 (2026)

Assessed Value

\$97,660

Previous Assessed

\$95,262

Assessor Market Value

\$279,029

PROPERTY FACTS

Property Type	Single Family Residence
Style	Single Story
County	Clark
Lot (acres)	0.14
Construction	Frame (Unspecified)
Roof	Tile
Heating	Forced Air
Cooling	Central
Garage	Garage, Attached

Patio · 68 ft²

Porch · 68 ft²

Sprinklers

CLIMATE RISK

35
FLOOD

1
WILDFIRE

83
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
Jun 8, 2004	Resale	Grant Deed	\$245,000	\$156	\$196K
Mar 14, 2003	Resale	Grant Deed	\$184,000	\$117	\$166K
Nov 28, 2001	Resale	Grant Deed	\$163,000	\$104	\$154K
Aug 7, 1997	Resale	Grant Deed	\$128,000	\$81	\$122K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Lorna J. Kesterson Elementary School	Elementary	KG–5	0.5 mi
Green Valley High School	High	9–12	1.1 mi
Barbara & Hank Greenspun Junior High School	Middle	6–8	2.1 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 89014

88 CRIME INDEX	90 AIR POLLUTION	42,428 POPULATION	\$72K MEDIAN IN-COME	67°F AVG TEMP	85% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Absentee owner
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