

Single Family Residence **RESIDENTIAL**

# 1008 GARNET RIDGE CT

LAS VEGAS, NV 89123

**\$460,736** TopHap Estimate · \$224 / ft² · confidence 97 · as of Jul 14, 2026



**4**  
BEDS

**3**  
BATHS

**2,056 ft²**  
LIVING AREA

**0.11 ac**  
LOT SIZE

**2006**  
YEAR BUILT

**2**  
STORIES

**7**  
ROOMS

**2**  
PARKING

## VALUATION

**\$461K**

\$445K low

\$477K high

Last Sale

**\$405,806 · Dec 15, 2005**

Est. Owner Equity

**\$172,736**

Loan-to-Value

**62%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$2,245 (2026) |
| Assessed Value        | \$126,853      |
| Previous Assessed     | \$123,376      |
| Assessor Market Value | \$297,080      |

## PROPERTY FACTS

|               |                                  |
|---------------|----------------------------------|
| Property Type | Single Family Residence          |
| Style         | Bi-Level                         |
| County        | CLARK                            |
| Lot (acres)   | 0.11                             |
| Construction  | Frame (Unspecified)              |
| Roof          | Concrete                         |
| Heating       | Forced Air With Air Conditioning |
| Cooling       | Central                          |
| Garage        | Garage, Attached                 |
| Pool          | No                               |

Porch · 80 ft²

Sprinklers

## CLIMATE RISK

33

FLOOD

68

WILDFIRE

82

HEAT

1

STORM

100

DROUGHT

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

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                 | PRICE     | \$/FT² | LOAN   |
|--------------|-----------|----------------------|-----------|--------|--------|
| Jul 17, 2025 | Financing | Intrafamily Transfer |           |        |        |
| Apr 20, 2011 | Quitclaim | Quit Claim Transfer  |           |        |        |
| May 6, 2007  | Quitclaim | Quit Claim Transfer  |           |        |        |
| Dec 13, 2006 | Quitclaim | Quit Claim Transfer  |           |        |        |
| Dec 20, 2005 | Resale    | Grant Deed           | \$405,806 | \$197  | \$264K |

## ASSIGNED SCHOOLS

| SCHOOL                            | LEVEL      | GRADES | DISTANCE |
|-----------------------------------|------------|--------|----------|
| Charlotte Hill Elementary School  | Elementary | KG–5   | 0.6 mi   |
| Jack Lund Schofield Middle School | Middle     | 6–8    | 1.6 mi   |
| Silverado High School             | High       | 9–12   | 2.2 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 89123

|                          |                            |                             |                                |                         |                        |
|--------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>91</b><br>CRIME INDEX | <b>89</b><br>AIR POLLUTION | <b>60,705</b><br>POPULATION | <b>\$78K</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 | Owner occupied |
|-----------|----------------|