

Single Family Residence **RESIDENTIAL**

1015 ROSE RIVER CT

HENDERSON, NV 89002

\$431,259 TopHap Estimate · \$274 / ft² · confidence 95 · as of Jun 23, 2026



3

BEDS

2

BATHS

1,574 ft²

LIVING AREA

0.15 ac

LOT SIZE

1997

YEAR BUILT

1

STORIES

6

ROOMS

2

PARKING

VALUATION

\$431K

\$410K low

\$453K high

Last Sale

\$14,016,500 · Oct 23, 2024

Est. Owner Equity

\$431,259

TAX & ASSESSMENT

Property Tax	\$2,395 (2026)
Assessed Value	\$102,504
Previous Assessed	\$95,645
Assessor Market Value	\$292,869

PROPERTY FACTS

Property Type	Single Family Residence
Style	Single Story
County	Clark
Lot (acres)	0.15
Construction	Frame (Unspecified)
Roof	Tile
Heating	Forced Air
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached

Patio · 368 ft²

Porch · 368 ft²

Sprinklers

CLIMATE RISK

1
FLOOD

89
WILDFIRE

83
HEAT

1
STORM

100
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Oct 10, 2024	Resale	Special Warranty Deed	\$14,016,500	\$8905	
May 26, 2016	Resale	Grant Deed	\$24,707,000	\$15697	
Jan 28, 2014	Resale	Grant Deed	\$160,000	\$102	
Jan 27, 2014	Recorded document	Grant Deed			
Nov 1, 2006	Resale	Grant Deed	\$300,000	\$191	\$240K
Aug 22, 1997	Resale	Grant Deed	\$127,000	\$81	\$130K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Jack & Terry Mannion Middle School	Middle	6–8	0.5 mi
James E. & A. Rae Smalley Elementary School	Elementary	KG–5	0.5 mi
Foothill High School	High	9–12	1.1 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 89002

54 CRIME INDEX	83 AIR POLLUTION	38,814 POPULATION	\$97K MEDIAN IN-COME	65°F AVG TEMP	85% SUNSHINE
--------------------------	----------------------------	-----------------------------	--------------------------------	-------------------------	------------------------

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

OWNERSHIP

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