

Single Family Residence **RESIDENTIAL**

1013 ROSE RIVER CT

HENDERSON, NV 89002

\$551,941 TopHap Estimate · \$254 / ft² · confidence 91 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,174 ft²

LIVING AREA

0.14 ac

LOT SIZE

1997

YEAR BUILT

2

STORIES

7

ROOMS

2

PARKING

VALUATION

\$552K

\$502K low

\$602K high

Last Sale

\$545,000 · Jun 28, 2024

Est. Owner Equity

\$23,291

Loan-to-Value

96%

TAX & ASSESSMENT

Property Tax	\$2,832 (2026)
Assessed Value	\$127,520
Previous Assessed	\$121,690
Assessor Market Value	\$364,343

PROPERTY FACTS

Property Type	Single Family Residence
Style	2 Story Plus
County	Clark
Lot (acres)	0.14
Construction	Frame (Unspecified)
Roof	Tile
Heating	Forced Air
Cooling	Central
Fireplace	Yes
Garage	Garage, Built-in
Pool	Pool W/Hot Tub/Spa

Deck · 430 ft²

Patio · 430 ft²

Porch · 81 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
Jun 26, 2024	Resale	Bargain And Sale Deed	\$545,000	\$251	\$529K
Jun 21, 2006	Resale	Bargain And Sale Deed	\$395,000	\$182	\$245K
Aug 25, 1997	Resale	Grant Deed	\$149,500	\$69	\$142K

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	Owner occupied
-----------	----------------