

Townhouse

**RESIDENTIAL**

# 1563 RUSTY RIDGE LN

HENDERSON, NV 89002

**\$292,230** TopHap Estimate · \$246 / ft<sup>2</sup> · confidence 96 · as of Jul 14, 2026



**2**

BEDS

**2**

BATHS

**1,189 ft<sup>2</sup>**

LIVING AREA

**1,307 ft<sup>2</sup>**

LOT SIZE

**2004**

YEAR BUILT

**2**

STORIES

**4**

ROOMS

**1**

PARKING

## VALUATION

**\$292K**

\$280K low

\$304K high

Last Sale

**\$158,000 · Jan 23, 2018**

Est. Owner Equity

**\$138,970**

Loan-to-Value

**53%**

## TAX & ASSESSMENT

|                       |              |
|-----------------------|--------------|
| Property Tax          | \$863 (2026) |
| Assessed Value        | \$74,810     |
| Previous Assessed     | \$68,495     |
| Assessor Market Value | \$213,743    |

## PROPERTY FACTS

|               |                     |
|---------------|---------------------|
| Property Type | Townhouse           |
| Style         | Townhouse           |
| County        | Clark               |
| Lot (acres)   | 0.03                |
| Construction  | Frame (Unspecified) |
| Roof          | Tile                |
| Heating       | Forced Air          |
| Cooling       | Central             |
| Garage        | Garage, Built-in    |

Porch · 48 ft²

## CLIMATE RISK

**11**  
FLOOD

**93**  
WILDFIRE

**86**  
HEAT

**1**  
STORM

**100**  
DROUGHT

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

## TRANSACTION HISTORY

| DATE         | TYPE              | DEED                | PRICE     | \$/FT² | LOAN   |
|--------------|-------------------|---------------------|-----------|--------|--------|
| Jan 18, 2018 | Quitclaim         | Quit Claim Transfer |           |        |        |
| Jan 18, 2018 | Resale            | Grant Deed          | \$158,000 | \$133  | \$153K |
| Dec 3, 2013  | Resale            | Grant Deed          | \$115,000 | \$97   |        |
| Jan 29, 2010 | Resale            | Grant Deed          | \$77,500  | \$65   | \$76K  |
| Nov 8, 2006  | Resale            | Grant Deed          | \$207,500 | \$175  | \$166K |
| Nov 8, 2006  | Recorded document | Grant Deed          |           |        |        |
| Mar 31, 2004 | Resale            | Grant Deed          | \$146,980 | \$124  | \$118K |

## ASSIGNED SCHOOLS

| SCHOOL                                           | LEVEL      | GRADES | DISTANCE |
|--------------------------------------------------|------------|--------|----------|
| J. Marlan Walker International Elementary School | Elementary | KG–5   | 1.8 mi   |
| Jack & Terry Mannion Middle School               | Middle     | 6–8    | 2.9 mi   |
| Basic High School                                | High       | 9–12   | 3.4 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

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

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

## OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Owner occupied |
|-----------|----------------|