

Single Family Residence **RESIDENTIAL**

2207 RUSTLER RIDGE AVE

NORTH LAS VEGAS, NV 89031

\$341,165 TopHap Estimate · \$304 / ft² · confidence 98 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,124 ft²

LIVING AREA

0.13 ac

LOT SIZE

1996

YEAR BUILT

1

STORIES

5

ROOMS

2

PARKING

VALUATION

\$341K

\$334K low

\$348K high

Last Sale

\$181,500 · Sep 1, 2017

Est. Owner Equity

\$164,165

Loan-to-Value

51%

TAX & ASSESSMENT

Property Tax	\$1,549 (2026)
Assessed Value	\$72,640
Previous Assessed	\$72,579
Assessor Market Value	\$207,543

PROPERTY FACTS

Property Type	Single Family Residence
Style	Single Story
County	Clark
Lot (acres)	0.13
Construction	Frame (Unspecified)
Roof	Tile
Heating	Forced Air
Cooling	Central
Garage	Garage, Attached

Patio · 60 ft²

Porch · 60 ft²

Sprinklers

CLIMATE RISK

1

FLOOD

1

WILDFIRE

81

HEAT

1

STORM

100

DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Aug 28, 2017	Resale	Bargain And Sale Deed	\$181,500	\$161	\$176K
May 27, 2014	Resale	Bargain And Sale Deed	\$130,000	\$116	\$104K
Mar 26, 2012	Resale	Grant Deed	\$69,301	\$62	\$65K
Nov 11, 2011	Recorded document	Grant Deed			
Aug 31, 2011	Non-arms-length	Trustees Deed	\$189,339	\$168	
Feb 27, 2008	Resale	Grant Deed	\$175,000	\$156	\$172K
Sep 12, 2007	Non-arms-length	Trustees Deed	\$188,215	\$167	
Jul 24, 2006	Quitclaim	Quit Claim Transfer			
Jul 24, 2006	Resale	Bargain And Sale Deed	\$253,600	\$226	\$203K

Jul 24, 2006	Quitclaim	Quit Claim Transfer			
Jun 16, 2006	Financing	Trustees Deed			\$20K
Jul 9, 1996	Resale	Grant Deed	\$94,000	\$84	\$93K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Steve Cozine Elementary School	Elementary	KG–5	0.3 mi
Brian & Teri Cram Middle School	Middle	6–8	1.8 mi
Cheyenne High School	High	9–12	1.9 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 89031

51 CRIME INDEX	88 AIR POLLUTION	77,455 POPULATION	\$76K MEDIAN IN-COME	66°F AVG TEMP	85% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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