

Single Family Residence

RESIDENTIAL

3274 RUTLEDGE DR

LAS VEGAS, NV 89120

\$515,607 TopHap Estimate · \$271 / ft² · confidence 95 · as of Jul 14, 2026



4

BEDS

2

BATHS

1,903 ft²

LIVING AREA

0.14 ac

LOT SIZE

1995

YEAR BUILT

1

STORIES

7

ROOMS

2

PARKING

VALUATION

\$516K

\$490K low

\$541K high

Last Sale

\$420,000 · May 3, 2021

Est. Owner Equity

\$158,607

Loan-to-Value

69%

TAX & ASSESSMENT

Property Tax	\$2,408 (2026)
Assessed Value	\$122,228
Previous Assessed	\$115,628
Assessor Market Value	\$349,223

PROPERTY FACTS

Property Type	Single Family Residence
Style	Single Story
County	Clark
Lot (acres)	0.14
Construction	Frame (Unspecified)
Roof	Tile
Heating	Forced Air
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached

Patio · 184 ft²

Porch · 184 ft²

Sprinklers

CLIMATE RISK

1 FLOOD	58 WILDFIRE	82 HEAT	1 STORM	100 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Apr 18, 2021	Resale	Bargain And Sale Deed	\$420,000	\$221	\$357K
May 7, 2020	Quitclaim	Quit Claim Transfer			
May 25, 2010	Resale	Bargain And Sale Deed	\$202,000	\$106	\$162K
Aug 10, 2009	Quitclaim	Quit Claim Transfer			
Jun 17, 2009	Resale	Grant Deed	\$193,000	\$101	\$154K
Feb 10, 2009	Foreclosure sale	Trustees Deed	\$392,692	\$206	
May 1, 2007	Resale	Bargain And Sale Deed	\$380,000	\$200	\$361K
May 9, 2007	Quitclaim	Quit Claim Transfer			

Apr 30, 1998	Resale	Grant Deed	\$173,000	\$91	\$94K
Mar 28, 1995	Resale	Grant Deed	\$168,000	\$88	\$118K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
David M. Cox Elementary School	Elementary	KG–5	0.4 mi
Barbara & Hank Greenspun Junior High School	Middle	6–8	2.5 mi
Silverado High School	High	9–12	2.6 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 89120

88 CRIME INDEX	86 AIR POLLUTION	26,934 POPULATION	\$67K MEDIAN IN-COME	67°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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