

Single Family Residence **RESIDENTIAL**

3204 RUTLEDGE DR

LAS VEGAS, NV 89120

\$725,000 TopHap Estimate · \$237 / ft² · confidence 95 · as of Jul 14, 2026

5

BEDS

4

BATHS

3,061 ft²

LIVING AREA

0.15 ac

LOT SIZE

1996

YEAR BUILT

2

STORIES

8

ROOMS

2

PARKING

VALUATION

\$725K

\$689K low

\$761K high

Last Sale

\$660,000 · Jul 23, 2021

Est. Owner Equity

\$197,000

Loan-to-Value

73%

TAX & ASSESSMENT

Property Tax

\$3,046 (2026)

Assessed Value

\$159,549

Previous Assessed

\$154,182

Assessor Market Value

\$455,854

PROPERTY FACTS

Property Type	Single Family Residence
Style	2 Story Plus
County	Clark
Lot (acres)	0.15
Construction	Frame (Unspecified)
Roof	Tile
Heating	Forced Air
Cooling	Central
Fireplace	Yes
Garage	Garage, Built-in
Pool	Pool W/Hot Tub/Spa

Deck · 420 ft²

Patio · 420 ft²

Porch · 32 ft²

Sprinklers

CLIMATE RISK

29
FLOOD

55
WILDFIRE

82
HEAT

1
STORM

100
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jul 22, 2021	Financing	Intrafamily Transfer			
Jul 22, 2021	Resale	Bargain And Sale Deed	\$660,000	\$216	\$528K
Oct 22, 2014	Resale	Bargain And Sale Deed	\$345,000	\$113	\$356K
Dec 28, 2011	Resale	Grant Deed	\$232,000	\$76	\$240K
Aug 4, 2011	Resale	Grant Deed	\$170,000	\$56	
May 5, 2011	Non-arms-length	Trustees Deed	\$188,000	\$61	
Nov 7, 2002	Quitclaim	Quit Claim Transfer			\$218K
Jan 26, 1996	Resale	Grant Deed	\$206,000	\$67	\$86K

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	2.6 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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