

Single Family Residence **RESIDENTIAL**

5086 RUSTIC RIDGE DR

LAS VEGAS, NV 89148

\$2,219,810 TopHap Estimate · \$471 / ft² · confidence 78 · as of Jul 14, 2026

4
BEDS

5
BATHS

4,708 ft²
LIVING AREA

0.35 ac
LOT SIZE

2001
YEAR BUILT

1
STORIES

9
ROOMS

4
PARKING

VALUATION

\$2.2M

\$1.7M low

\$2.7M high

Last Sale

\$2,575,000 · May 7, 2021

Est. Owner Equity

\$2,219,810

TAX & ASSESSMENT

Property Tax	\$12,751 (2026)
Assessed Value	\$587,262
Previous Assessed	\$575,622
Assessor Market Value	\$1,677,891

PROPERTY FACTS

Property Type	Single Family Residence
County	Clark
Lot (acres)	0.35
Construction	Frame (Unspecified)
Roof	Tile
Heating	Forced Air
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	Pool W/Hot Tub/Spa

Deck · 745 ft²

Patio · 420 ft²

Porch · 876 ft²

Sprinklers

CLIMATE RISK

60 FLOOD	45 WILDFIRE	80 HEAT	1 STORM	100 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: 0.2 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 5, 2021	Resale	Bargain And Sale Deed	\$2,575,000	\$547	
Apr 9, 2019	Resale	Grant Deed	\$1,250,000	\$266	\$938K
Nov 4, 2015	Resale	Grant Deed	\$1,050,000	\$223	
Nov 4, 2015	Resale	Grant Deed	\$1,050,000	\$223	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Lucille S. Rogers Elementary School	Elementary	KG–5	0.6 mi
Durango High School	High	9–12	2.1 mi
Grant Sawyer Middle School	Middle	6–8	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 89148

70 CRIME INDEX	99 AIR POLLUTION	65,482 POPULATION	\$83K MEDIAN IN-COME	64°F AVG TEMP	85% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Absentee owner
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