

Townhouse

**RESIDENTIAL**

# 1564 RUSTY RIDGE LN

HENDERSON, NV 89002

**\$287,344** TopHap Estimate · \$242 / 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

**\$287K**

\$276K low

\$299K high

Last Sale

**\$125,000 · Feb 10, 2016**

Est. Owner Equity

**\$287,344**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$1,177 (2026) |
| Assessed Value        | \$75,525       |
| Previous Assessed     | \$69,221       |
| Assessor Market Value | \$173,797      |

## PROPERTY FACTS

|               |                                  |
|---------------|----------------------------------|
| Property Type | Townhouse                        |
| Style         | Townhouse                        |
| County        | CLARK                            |
| Lot (acres)   | 0.03                             |
| Construction  | Frame (Unspecified)              |
| Roof          | Concrete                         |
| Heating       | Forced Air With Air Conditioning |
| Cooling       | Central                          |
| Fireplace     | Yes                              |
| Garage        | Garage, Attached                 |
| Pool          | No                               |

Porch · 48 ft²

## CLIMATE RISK

1

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   |
|--------------|-----------|----------------------|-----------|--------|--------|
| Mar 6, 2026  | Quitclaim | Quit Claim Transfer  |           |        |        |
| Jun 25, 2025 | Financing | Intrafamily Transfer |           |        |        |
| Jan 14, 2016 | Resale    | Grant Deed           | \$125,000 | \$105  |        |
| Apr 3, 2014  | Resale    | Grant Deed           | \$115,000 | \$97   |        |
| Aug 24, 2011 | Resale    | Grant Deed           | \$60,000  | \$50   |        |
| Nov 4, 2011  | Quitclaim | Quit Claim Transfer  |           |        |        |
| Sep 11, 2006 | Financing | Intrafamily Transfer |           |        | \$142K |

|              |                   |            |           |       |        |
|--------------|-------------------|------------|-----------|-------|--------|
| Mar 12, 2004 | Recorded document | Grant Deed |           |       |        |
| Mar 26, 2004 | Resale            | Grant Deed | \$147,000 | \$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

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

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

## OWNERSHIP

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