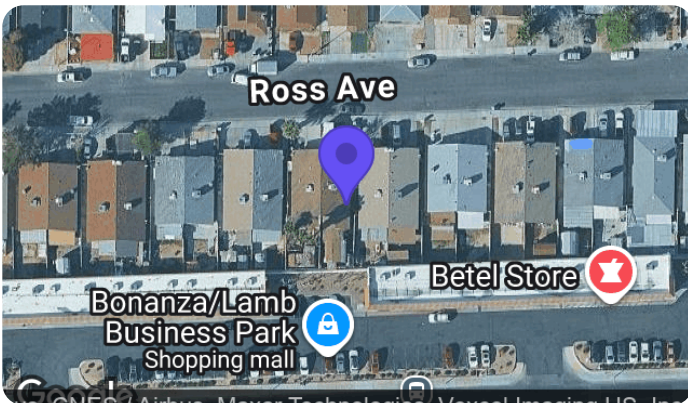


Townhouse **RESIDENTIAL**

4549 ROSS AVE

LAS VEGAS, NV 89110

\$256,392 TopHap Estimate · \$279 / ft² · confidence 96 · as of Jul 14, 2026



2
BEDS

2
BATHS

920 ft²
LIVING AREA

2,614 ft²
LOT SIZE

1987
YEAR BUILT

1
STORIES

4
ROOMS

VALUATION

\$256K

\$245K low

\$267K high

Last Sale

\$180,000 · Jul 20, 2026

Est. Owner Equity

\$164,091

Loan-to-Value

36%

TAX & ASSESSMENT

Property Tax	\$623 (2026)
Assessed Value	\$40,049
Previous Assessed	\$38,325
Assessor Market Value	\$98,871

PROPERTY FACTS

Property Type	Townhouse
Style	Townhouse
County	CLARK
Lot (acres)	0.06
Construction	Masonry/Concrete Masonry Units (Cmus)
Roof	Composition Shingle
Heating	Forced Air With Air Conditioning
Cooling	Central
Pool	No

CLIMATE RISK

1 FLOOD	1 WILDFIRE	79 HEAT	1 STORM	100 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

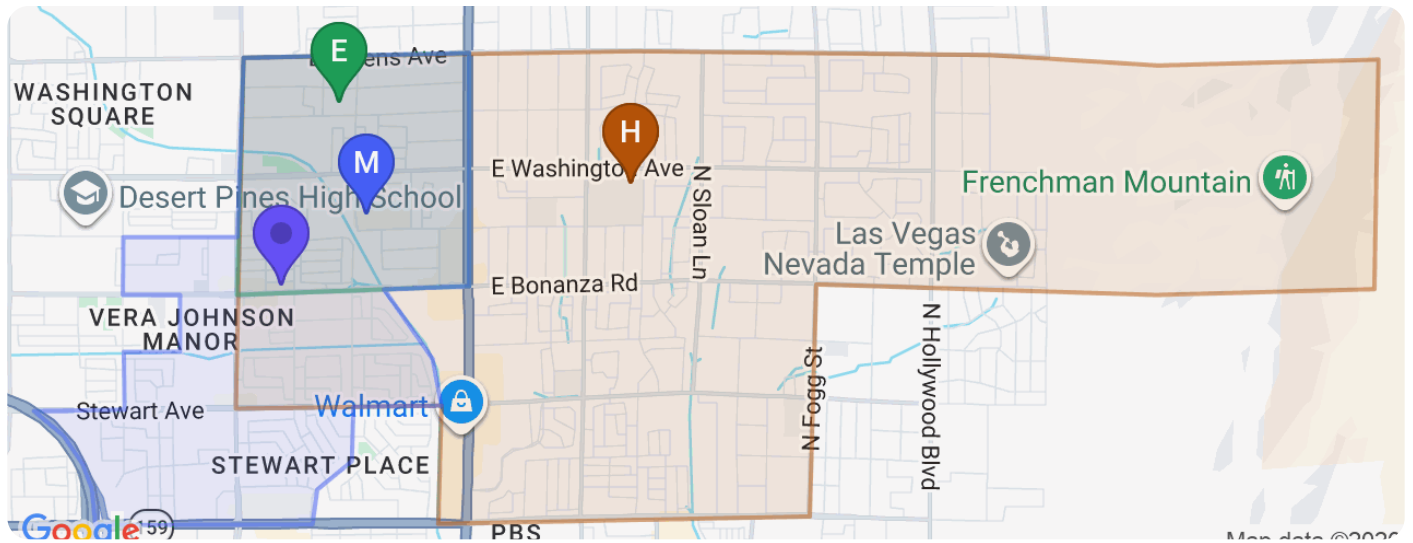
TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jul 17, 2026	Resale	Bargain And Sale Deed	\$180,000	\$196	
Jul 20, 2026	Financing	Bargain And Sale Deed			
Dec 4, 2002	Resale	Grant Deed	\$91,000	\$99	\$90K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Dell H. Robison Middle School	Middle	6–8	0.5 mi
Ira J. Earl Elementary School	Elementary	KG–5	0.9 mi
Eldorado High School	High	9–12	1.6 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. Map data ©2026

NEIGHBORHOOD · ZIP 89110

90 CRIME INDEX	84 AIR POLLUTION	75,959 POPULATION	\$51K MEDIAN IN-COME	67°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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