

Single Family Residence **RESIDENTIAL**

2114 RUSTLER RIDGE AVE

NORTH LAS VEGAS, NV 89031

\$368,396 TopHap Estimate · \$283 / ft² · confidence 95 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,304 ft²

LIVING AREA

0.13 ac

LOT SIZE

1996

YEAR BUILT

1

STORIES

5

ROOMS

2

PARKING

VALUATION

\$368K

\$350K low

\$386K high

Last Sale

\$145,000 · Jul 7, 2003

Est. Owner Equity

\$273,396

Loan-to-Value

26%

TAX & ASSESSMENT

Property Tax	\$1,512 (2026)
Assessed Value	\$74,191
Previous Assessed	\$75,291
Assessor Market Value	\$211,974

PROPERTY FACTS

Property Type	Single Family Residence
Style	Single Story
County	Clark
Lot (acres)	0.13
Construction	Frame (Unspecified)
Roof	Tile
Heating	Forced Air
Cooling	Central
Garage	Garage, Attached

Patio · 60 ft²

Porch · 60 ft²

Sprinklers

CLIMATE RISK

1

FLOOD

1

WILDFIRE

81

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 8, 2020	Recorded document	Correction Deed			
Jul 8, 2020	Recorded document	Correction Deed			
Mar 18, 2020	Quitclaim	Quit Claim Transfer			
Mar 20, 2020	Recorded document	Correction Deed			
Feb 19, 2016	Quitclaim	Quit Claim Transfer			
Feb 19, 2016	Quitclaim	Quit Claim Transfer			
Feb 19, 2016	Quitclaim	Quit Claim Transfer			
Feb 19, 2016	Recorded document	Affidavit Of Death			
Feb 12, 2004	Non-arms-length	Grant Deed	\$169,000	\$130	\$135K

Jul 7, 2003	Resale	Grant Deed	\$145,000	\$111
Jun 23, 2003	Resale	Trustees Deed	\$114,055	\$87

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Steve Cozine Elementary School	Elementary	KG–5	0.3 mi
Brian & Teri Cram Middle School	Middle	6–8	1.8 mi
Cheyenne High School	High	9–12	1.9 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 89031

51 CRIME INDEX	88 AIR POLLUTION	77,455 POPULATION	\$76K MEDIAN IN-COME	66°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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