

Single Family Residence **RESIDENTIAL**

2106 RUSTLER RIDGE AVE

NORTH LAS VEGAS, NV 89031

\$373,700 TopHap Estimate · \$287 / 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

\$374K

\$356K low

\$392K high

Last Sale

\$146,000 · Oct 1, 2003

Est. Owner Equity

\$238,700

Loan-to-Value

36%

TAX & ASSESSMENT

Property Tax	\$1,221 (2026)
Assessed Value	\$76,686
Previous Assessed	\$77,840
Assessor Market Value	\$219,103

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 · 260 ft²

Porch · 260 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
Oct 1, 2003	Resale	Grant Deed	\$146,000	\$112	\$131K
Feb 12, 1999	Quitclaim	Quit Claim Transfer			\$105K
Aug 30, 1996	Resale	Grant Deed	\$100,000	\$77	\$102K

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	Owner occupied
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