

Single Family Residence **RESIDENTIAL**

2109 RUSTLER RIDGE AVE

NORTH LAS VEGAS, NV 89031

\$366,819 TopHap Estimate · \$281 / ft² · confidence 96 · 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

\$367K

\$352K low

\$382K high

Last Sale

\$265,000 · Aug 18, 2020

Est. Owner Equity

\$100,469

Loan-to-Value

73%

TAX & ASSESSMENT

Property Tax	\$1,254 (2026)
Assessed Value	\$75,326
Previous Assessed	\$77,894
Assessor Market Value	\$215,217

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 · 533 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
Aug 17, 2020	Quitclaim	Quit Claim Transfer			
Aug 13, 2020	Quitclaim	Quit Claim Transfer			
Aug 13, 2020	Resale	Bargain And Sale Deed	\$265,000	\$203	\$265K
Apr 21, 2020	Resale	Grant Deed	\$200,000	\$153	\$100K
Mar 24, 2005	Quitclaim	Quit Claim Transfer			\$130K
Jun 28, 1996	Resale	Grant Deed	\$98,000	\$75	\$78K

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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