

Single Family Residence **RESIDENTIAL**

2101 RUSTLER RIDGE AVE

NORTH LAS VEGAS, NV 89031

\$389,295 TopHap Estimate · \$270 / ft² · confidence 97 · as of Jun 23, 2026



4

BEDS

2

BATHS

1,442 ft²

LIVING AREA

0.13 ac

LOT SIZE

1996

YEAR BUILT

1

STORIES

6

ROOMS

1

PARKING

VALUATION

\$389K

\$378K low

\$401K high

Last Sale

\$410,000 · Aug 22, 2024

Est. Owner Equity

\$102,295

Loan-to-Value

74%

TAX & ASSESSMENT

Property Tax	\$1,655 (2026)
Assessed Value	\$76,581
Previous Assessed	\$77,560
Assessor Market Value	\$218,803

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

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	\$/FT ²	LOAN
Aug 19, 2024	Financing	Intrafamily Transfer			
Aug 19, 2024	Resale	Bargain And Sale Deed	\$410,000	\$284	\$287K
Aug 26, 2014	Quitclaim	Quit Claim Transfer			
Aug 26, 2014	Quitclaim	Quit Claim Transfer			
Aug 26, 2014	Quitclaim	Quit Claim Transfer			
Feb 28, 2014	Non-arms-length	Trustees Deed	\$131,500	\$91	
Oct 28, 2004	Resale	Grant Deed	\$244,500	\$170	\$220K
Oct 4, 2004	Quitclaim	Quit Claim Transfer			
May 11, 2004	Resale	Trustees Deed	\$199,900	\$139	

Dec 12, 2002	Resale	Grant Deed	\$146,500	\$102	\$117K
Aug 30, 1996	Resale	Grant Deed	\$107,000	\$74	\$109K

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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