

Single Family Residence **RESIDENTIAL**

2024 RUSTLER RIDGE AVE

NORTH LAS VEGAS, NV 89031

\$381,886 TopHap Estimate · \$265 / ft² · confidence 97 · as of Jul 14, 2026



4
BEDS

2
BATHS

1,443 ft²
LIVING AREA

0.13 ac
LOT SIZE

1996
YEAR BUILT

1
STORIES

6
ROOMS

1
PARKING

VALUATION

\$382K

\$369K low

\$395K high

Last Sale

\$130,000 · Feb 28, 2013

Est. Owner Equity

\$264,286

Loan-to-Value

31%

TAX & ASSESSMENT

Property Tax	\$1,346 (2026)
Assessed Value	\$77,614
Previous Assessed	\$77,560
Assessor Market Value	\$221,754

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
Feb 23, 2013	Resale	Bargain And Sale Deed	\$130,000	\$90	
Oct 16, 2012	Resale	Grant Deed	\$80,000	\$55	
Sep 30, 2004	Quitclaim	Quit Claim Transfer			
Sep 6, 1996	Resale	Grant Deed	\$108,000	\$75	\$106K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Steve Cozine Elementary School	Elementary	KG–5	0.4 mi
Brian & Teri Cram Middle School	Middle	6–8	1.7 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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