

Single Family Residence **RESIDENTIAL**

2020 RUSTLER RIDGE AVE

NORTH LAS VEGAS, NV 89031

\$327,141 TopHap Estimate · \$384 / ft² · confidence 89 · as of Jul 14, 2026



2
BEDS

2
BATHS

853 ft²
LIVING AREA

0.15 ac
LOT SIZE

1996
YEAR BUILT

1
STORIES

4
ROOMS

2
PARKING

VALUATION

\$327K

\$290K low

\$364K high

Last Sale

\$325,000 · Mar 12, 2026

Est. Owner Equity

\$18,391

Loan-to-Value

94%

TAX & ASSESSMENT

Property Tax	\$1,053 (2026)
Assessed Value	\$68,635
Previous Assessed	\$69,507
Assessor Market Value	\$169,820

PROPERTY FACTS

Property Type	Single Family Residence
County	CLARK
Lot (acres)	0.15
Construction	Frame (Unspecified)
Roof	Concrete
Heating	Forced Air With Air Conditioning
Cooling	Central
Garage	Garage, Attached
Pool	No

Patio · 485 ft²

Porch · 485 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
Jan 12, 2026	Financing	Re-Recorded Document			\$309K
Jan 12, 2026	Resale	Bargain And Sale Deed	\$325,000	\$381	\$309K
Jun 12, 1996	Resale	Grant Deed	\$88,000	\$103	\$82K

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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