

Single Family Residence **RESIDENTIAL**

3282 RUTLEDGE DR

LAS VEGAS, NV 89120

\$716,921 TopHap Estimate · \$234 / ft² · confidence 94 · as of Jul 14, 2026

5

BEDS

4

BATHS

3,061 ft²

LIVING AREA

0.14 ac

LOT SIZE

1995

YEAR BUILT

2

STORIES

8

ROOMS

2

PARKING

VALUATION

\$717K

\$672K low

\$762K high

Last Sale

\$472,500 · Sep 20, 2019

Est. Owner Equity

\$350,421

Loan-to-Value

51%

TAX & ASSESSMENT

Property Tax

\$3,516 (2026)

Assessed Value

\$155,997

Previous Assessed

\$150,680

Assessor Market Value

\$445,706

PROPERTY FACTS

Property Type	Single Family Residence
Style	2 Story Plus
County	Clark
Lot (acres)	0.14
Construction	Frame (Unspecified)
Roof	Tile
Heating	Forced Air
Cooling	Central
Fireplace	Yes
Garage	Garage, Built-in
Pool	Yes

Deck · 270 ft²

Patio · 270 ft²

Porch · 32 ft²

Sprinklers

CLIMATE RISK

1 FLOOD	58 WILDFIRE	82 HEAT	1 STORM	100 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Sep 19, 2019	Resale	Grant Deed	\$472,500	\$154	\$354K
Mar 18, 2019	Non-arms-length	Grant Deed	\$367,500	\$120	
Oct 18, 2018	Non-arms-length	Trustees Deed	\$399,000	\$130	
Oct 15, 2015	Quitclaim	Quit Claim Transfer			
Feb 12, 2007	Quitclaim	Quit Claim Transfer			
Feb 12, 2007	Financing	Intrafamily Transfer			\$400K
Mar 7, 2005	Quitclaim	Quit Claim Transfer			
Apr 9, 2004	Quitclaim	Quit Claim Transfer			\$376K
Feb 8, 2002	Quitclaim	Quit Claim Transfer			\$292K
Jun 19, 1998	Resale	Grant Deed	\$257,000	\$84	\$200K
Mar 31, 1995	Resale	Grant Deed	\$223,000	\$73	\$225K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
David M. Cox Elementary School	Elementary	KG–5	0.4 mi
Barbara & Hank Greenspun Junior High School	Middle	6–8	2.5 mi
Silverado High School	High	9–12	2.7 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 89120

88 CRIME INDEX	86 AIR POLLUTION	26,934 POPULATION	\$67K MEDIAN IN-COME	67°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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