

Single Family Residence

RESIDENTIAL

3266 RUTLEDGE DR

LAS VEGAS, NV 89120

\$465,017 TopHap Estimate · \$244 / ft² · confidence 96 · as of Jun 23, 2026



4

BEDS

2

BATHS

1,902 ft²

LIVING AREA

0.14 ac

LOT SIZE

1995

YEAR BUILT

1

STORIES

7

ROOMS

2

PARKING

VALUATION

\$465K

\$446K low

\$484K high

Last Sale

\$275,000 · Mar 31, 2016

Est. Owner Equity

\$258,767

Loan-to-Value

44%

TAX & ASSESSMENT

Property Tax	\$2,387 (2026)
Assessed Value	\$121,602
Previous Assessed	\$114,990
Assessor Market Value	\$347,434

PROPERTY FACTS

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

Patio · 118 ft²

Porch · 118 ft²

Sprinklers

CLIMATE RISK

1
FLOOD

58
WILDFIRE

82
HEAT

1
STORM

100
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Mar 17, 2016	Resale	Bargain And Sale Deed	\$275,000	\$145	\$206K
Mar 29, 2006	Quitclaim	Quit Claim Transfer			
Jul 31, 2003	Quitclaim	Quit Claim Transfer			\$100K
Jan 30, 2002	Quitclaim	Quit Claim Transfer			\$77K
Oct 30, 1995	Resale	Grant Deed	\$161,000	\$85	\$80K

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	2.6 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	Absentee owner
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