

Single Family Residence **RESIDENTIAL**

3250 RUTLEDGE DR

LAS VEGAS, NV 89120

\$586,920 TopHap Estimate · \$222 / ft² · confidence 94 · as of Jul 14, 2026

4
BEDS

3
BATHS

2,647 ft²
LIVING AREA

0.14 ac
LOT SIZE

1996
YEAR BUILT

2
STORIES

8
ROOMS

2
PARKING

VALUATION

\$587K

\$550K low

\$624K high

Est. Owner Equity **\$0**

Loan-to-Value **106%**

TAX & ASSESSMENT

Property Tax	\$2,693 (2026)
Assessed Value	\$145,713
Previous Assessed	\$140,068
Assessor Market Value	\$416,323

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 · 226 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
Jul 7, 2022	Financing	Affidavit Of Death Of Joint Tenant			
Dec 7, 2006	Quitclaim	Quit Claim Transfer			\$396K
Oct 30, 1995	Resale	Grant Deed	\$191,500	\$72	\$190K

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	Owner occupied
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