

Single Family Residence **RESIDENTIAL**

2208 RUSTLER RIDGE AVE

NORTH LAS VEGAS, NV 89031

\$282,095 TopHap Estimate · \$251 / ft² · confidence 93 · as of Jul 14, 2026



3
BEDS

2
BATHS

1,124 ft²
LIVING AREA

0.13 ac
LOT SIZE

1996
YEAR BUILT

1
STORIES

5
ROOMS

2
PARKING

VALUATION

\$282K

\$262K low

\$302K high

Last Sale

\$245,000 · May 7, 2024

Est. Owner Equity

\$282,095

TAX & ASSESSMENT

Property Tax	\$1,405 (2026)
Assessed Value	\$72,501
Previous Assessed	\$72,579
Assessor Market Value	\$177,526

PROPERTY FACTS

Property Type	Single Family Residence
County	CLARK
Lot (acres)	0.13
Construction	Frame (Unspecified)
Roof	Concrete
Heating	Forced Air With Air Conditioning
Cooling	Central
Garage	Garage, Attached
Pool	No

Patio · 60 ft²

Porch · 60 ft²

Sprinklers

CLIMATE RISK

1 FLOOD	1 WILDFIRE	81 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
Jun 19, 2026	Financing	Mortgage			\$72K
Apr 30, 2024	Resale	Bargain And Sale Deed	\$245,000	\$218	
Feb 12, 2020	Resale	Grant Deed	\$245,000	\$218	\$236K
May 2, 1996	Resale	Grant Deed	\$97,000	\$86	\$96K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Steve Cozine Elementary School	Elementary	KG–5	0.3 mi
Brian & Teri Cram Middle School	Middle	6–8	1.8 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	Absentee owner
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