

Single Family Residence **RESIDENTIAL**

2110 RUSTLER RIDGE AVE

NORTH LAS VEGAS, NV 89031

\$377,608 TopHap Estimate · \$262 / ft² · confidence 97 · as of Jul 14, 2026



4

BEDS

2

BATHS

1,443 ft²

LIVING AREA

0.13 ac

LOT SIZE

1996

YEAR BUILT

1

STORIES

6

ROOMS

1

PARKING

VALUATION

\$378K

\$366K low

\$390K high

Last Sale

\$150,000 · Oct 8, 2013

Est. Owner Equity

\$235,358

Loan-to-Value

38%

TAX & ASSESSMENT

Property Tax	\$1,310 (2026)
Assessed Value	\$81,258
Previous Assessed	\$82,329
Assessor Market Value	\$232,166

PROPERTY FACTS

Property Type	Single Family Residence
Style	Single Story
County	Clark
Lot (acres)	0.13
Construction	Frame (Unspecified)
Roof	Tile
Heating	Forced Air
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached

Patio · 514 ft²

Porch · 514 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
Sep 16, 2013	Resale	Bargain And Sale Deed	\$150,000	\$104	\$143K
Jul 2, 2013	Resale	Grant Deed	\$91,000	\$63	
Sep 25, 2008	Resale	Bargain And Sale Deed	\$160,000	\$111	\$158K
Jul 14, 2008	Foreclosure sale	Trustees Deed	\$216,142	\$150	
Jun 10, 2005	Resale	Grant Deed	\$252,500	\$175	\$202K

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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