

Single Family Residence

RESIDENTIAL

3356 RUTLEDGE DR

LAS VEGAS, NV 89120

\$497,847 TopHap Estimate · \$267 / ft² · confidence 97 · as of Jul 14, 2026



4

BEDS

2

BATHS

1,866 ft²

LIVING AREA

0.14 ac

LOT SIZE

1995

YEAR BUILT

1

STORIES

7

ROOMS

2

PARKING

VALUATION

\$498K

\$482K low

\$514K high

Last Sale

\$355,000 · Feb 1, 2006

Est. Owner Equity

\$187,347

Loan-to-Value

61%

TAX & ASSESSMENT

Property Tax	\$2,463 (2026)
Assessed Value	\$122,973
Previous Assessed	\$116,526
Assessor Market Value	\$351,351

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 · 296 ft²

Porch · 296 ft²

Sprinklers

CLIMATE RISK

29
FLOOD

1
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 13, 2006	Resale	Grant Deed	\$355,000	\$190	
Feb 1, 2006	Resale	Grant Deed	\$355,000	\$190	\$255K
Sep 30, 2003	Resale	Grant Deed	\$200,000	\$107	\$200K
Sep 30, 2003	Recorded document	Grant Deed			
Dec 2, 2002	Resale	Grant Deed	\$200,000	\$107	
Oct 11, 2002	Foreclosure sale	Trustees Deed	\$30,925	\$17	
Dec 3, 1999	Resale	Grant Deed	\$189,000	\$101	\$174K
Jun 28, 1999	Resale	Grant Deed	\$16,000	\$9	

Dec 1, 1998	Resale	Grant Deed	\$168,000	\$90	\$134K
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ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
David M. Cox Elementary School	Elementary	KG–5	0.5 mi
Barbara & Hank Greenspun Junior High School	Middle	6–8	2.4 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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