

Single Family Residence **RESIDENTIAL**

8401 RADIANT RUBY AVE

LAS VEGAS, NV 89143

\$513,978 TopHap Estimate · \$206 / ft² · confidence 97 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,489 ft²

LIVING AREA

0.22 ac

LOT SIZE

2001

YEAR BUILT

2

STORIES

8

ROOMS

2

PARKING

VALUATION

\$514K

\$498K low

\$530K high

Est. Owner Equity

\$295,478

Loan-to-Value

42%

TAX & ASSESSMENT

Property Tax	\$2,432 (2026)
Assessed Value	\$123,139
Previous Assessed	\$123,629
Assessor Market Value	\$351,826

PROPERTY FACTS

Property Type	Single Family Residence
Style	2 Story Plus
County	Clark
Lot (acres)	0.22
Construction	Frame (Unspecified)
Roof	Tile
Heating	Forced Air
Cooling	Central
Garage	Garage, Built-in

Patio · 36 ft²

Porch · 300 ft²

Sprinklers

CLIMATE RISK

43 FLOOD	49 WILDFIRE	83 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
Sep 1, 2022	Financing	Affidavit Of Death Of Joint Tenant			
Jun 9, 2003	Resale	Grant Deed	\$230,000	\$92	\$219K
Oct 25, 2001	Resale	Grant Deed	\$206,500	\$83	\$165K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Arbor View High School	High	9–12	1.3 mi
James Bilbray Elementary School	Elementary	KG–5	1.4 mi
Ralph L. Cadwallader Middle School	Middle	6–8	1.6 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 89143

27 CRIME INDEX	91 AIR POLLUTION	15,127 POPULATION	\$91K MEDIAN IN-COME	63°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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