

Single Family Residence **RESIDENTIAL**

8409 RADIANT RUBY AVE

LAS VEGAS, NV 89143

\$404,339 TopHap Estimate · \$227 / ft² · confidence 93 · as of Jul 14, 2026



3

BEDS

3

BATHS

1,781 ft²
LIVING AREA

0.1 ac
LOT SIZE

2001

YEAR BUILT

2

STORIES

8

ROOMS

1

PARKING

VALUATION

\$404K

\$375K low

\$433K high

Last Sale

\$305,000 · Jul 28, 2005

Est. Owner Equity

\$151,589

Loan-to-Value

60%

TAX & ASSESSMENT

Property Tax	\$2,448 (2026)
Assessed Value	\$99,847
Previous Assessed	\$100,450
Assessor Market Value	\$285,277

PROPERTY FACTS

Property Type	Single Family Residence
Style	2 Story Plus
County	Clark
Lot (acres)	0.10
Construction	Frame (Unspecified)
Roof	Tile
Heating	Forced Air
Cooling	Central
Garage	Garage, Built-in

Patio · 40 ft²

Porch · 280 ft²

Sprinklers

CLIMATE RISK

1 FLOOD	1 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
Jul 26, 2005	Resale	Grant Deed	\$305,000	\$171	\$244K
Oct 10, 2003	Resale	Grant Deed	\$198,000	\$111	\$204K
Sep 10, 2001	Resale	Grant Deed	\$151,500	\$85	\$153K

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	Absentee owner
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