

Single Family Residence **RESIDENTIAL**

# 10042 RUBY ROSE AVE

LAS VEGAS, NV 89143

**\$571,967** TopHap Estimate · \$311 / ft<sup>2</sup> · confidence 96 · as of Jul 14, 2026



**3**

BEDS

**2**

BATHS

**1,841 ft<sup>2</sup>**

LIVING AREA

**0.12 ac**

LOT SIZE

**2024**

YEAR BUILT

**1**

STORIES

**6**

ROOMS

**2**

PARKING

## VALUATION

**\$572K**

\$548K low

\$596K high

Last Sale

**\$654,848 · Feb 12, 2025**

Est. Owner Equity

**\$421,967**

Loan-to-Value

**27%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$7,079 (2026) |
| Assessed Value        | \$201,759      |
| Previous Assessed     | \$47,250       |
| Assessor Market Value | \$576,454      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | Clark                   |
| Lot (acres)   | 0.12                    |
| Construction  | Frame (Unspecified)     |
| Roof          | Tile                    |
| Heating       | Forced Air              |
| Cooling       | Central                 |
| Garage        | Garage, Attached        |

### Sprinklers

## CLIMATE RISK

11  
FLOOD

65  
WILDFIRE

82  
HEAT

1  
STORM

100  
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

## TRANSACTION HISTORY

| DATE         | TYPE   | DEED                  | PRICE       | \$/FT <sup>2</sup> | LOAN   |
|--------------|--------|-----------------------|-------------|--------------------|--------|
| Feb 6, 2025  | Resale | Bargain And Sale Deed | \$654,848   | \$356              | \$150K |
| Apr 24, 2023 | Resale | Bargain And Sale Deed | \$6,757,500 | \$3671             |        |

## ASSIGNED SCHOOLS

| SCHOOL                                        | LEVEL      | GRADES | DISTANCE |
|-----------------------------------------------|------------|--------|----------|
| William & Mary Scherkenbach Elementary School | Elementary | KG–5   | 1.2 mi   |
| Arbor View High School                        | High       | 9–12   | 3.8 mi   |
| Ralph L. Cadwallader Middle School            | Middle     | 6–8    | 4.1 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<br>CRIME INDEX | 91<br>AIR POLLUTION | 15,127<br>POPULATION | \$91K<br>MEDIAN IN-COME | 63°F<br>AVG TEMP | 85%<br>SUNSHINE |
|-------------------|---------------------|----------------------|-------------------------|------------------|-----------------|

Index values: 100 = US average; lower is better.

## OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Owner occupied |
|-----------|----------------|