

Single Family Residence **RESIDENTIAL**

# 9577 RUBY RUST LN

LAS VEGAS, NV 89143

**\$651,060** TopHap Estimate · confidence 84 · as of Jul 14, 2026



**0.12 ac**  
LOT SIZE

**2025**  
YEAR BUILT

## VALUATION

**\$651K**

\$545K low

\$757K high

Last Sale

**\$644,050 · Sep 29, 2025**

Est. Owner Equity

**\$401,060**

Loan-to-Value

**48%**

## TAX & ASSESSMENT

|                |                |
|----------------|----------------|
| Property Tax   | \$1,552 (2026) |
| Assessed Value | \$47,250       |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | CLARK                   |
| Lot (acres)   | 0.12                    |
| Pool          | No                      |

## CLIMATE RISK

|             |                |            |            |                |
|-------------|----------------|------------|------------|----------------|
| 22<br>FLOOD | 65<br>WILDFIRE | 83<br>HEAT | 1<br>STORM | 100<br>DROUGHT |
|-------------|----------------|------------|------------|----------------|

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

## TRANSACTION HISTORY

| DATE         | TYPE   | DEED                  | PRICE       | \$/FT <sup>2</sup> | LOAN   |
|--------------|--------|-----------------------|-------------|--------------------|--------|
| Sep 25, 2025 | Resale | Bargain And Sale Deed | \$644,050   |                    | \$250K |
| Sep 12, 2024 | Resale | Bargain And Sale Deed | \$9,878,046 |                    |        |

## ASSIGNED SCHOOLS

| SCHOOL                                        | LEVEL      | GRADES | DISTANCE |
|-----------------------------------------------|------------|--------|----------|
| William & Mary Scherkenbach Elementary School | Elementary | KG–5   | 1.0 mi   |
| Arbor View High School                        | High       | 9–12   | 3.6 mi   |
| Ralph L. Cadwallader Middle School            | Middle     | 6–8    | 3.9 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 89143

|                          |                            |                             |                                |                         |                        |
|--------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>27</b><br>CRIME INDEX | <b>91</b><br>AIR POLLUTION | <b>15,127</b><br>POPULATION | <b>\$91K</b><br>MEDIAN IN-COME | <b>63°F</b><br>AVG TEMP | <b>85%</b><br>SUNSHINE |
|--------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

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

### OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Absentee owner</b> |
|-----------|-----------------------|