

Single Family Residence **RESIDENTIAL**

# 9569 RUBY RUST LN

LAS VEGAS, NV 89143

**\$624,286** TopHap Estimate · \$242 / ft² · confidence 91 · as of Jul 14, 2026



**3**

BEDS

**3**

BATHS

**2,584 ft²**

LIVING AREA

**0.16 ac**

LOT SIZE

**2025**

YEAR BUILT

**1**

STORIES

**7**

ROOMS

**2**

PARKING

## VALUATION

**\$624K**

\$568K low

\$681K high

Last Sale

**\$791,075 · Oct 24, 2025**

Est. Owner Equity

**\$624,286**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$1,676 (2026) |
| Assessed Value        | \$59,063       |
| Previous Assessed     | \$59,063       |
| Assessor Market Value | \$168,751      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | Clark                   |
| Lot (acres)   | 0.16                    |
| Construction  | Frame (Unspecified)     |
| Roof          | Tile                    |
| Heating       | Forced Air              |
| Cooling       | Central                 |
| Garage        | Garage, Attached        |

### Sprinklers

## CLIMATE RISK

22  
FLOOD

65  
WILDFIRE

83  
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 |
|--------------|--------|-----------------------|-------------|--------------------|------|
| Oct 23, 2025 | Resale | Bargain And Sale Deed | \$791,075   | \$306              |      |
| Sep 12, 2024 | Resale | Bargain And Sale Deed | \$9,878,046 | \$3823             |      |

## 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

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

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

OWNERSHIP

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