

Single Family Residence

RESIDENTIAL

9600 RUBY RUST LN

LAS VEGAS, NV 89143

\$398,214 TopHap Estimate · \$264 / ft² · confidence 85 · as of Jul 14, 2026



2

BEDS

2

BATHS

1,511 ft²

LIVING AREA

0.11 ac

LOT SIZE

2025

YEAR BUILT

1

STORIES

5

ROOMS

2

PARKING

VALUATION

\$398K

\$337K low

\$460K high

Last Sale

\$547,530 · Dec 12, 2025

Est. Owner Equity

\$101,214

Loan-to-Value

74%

TAX & ASSESSMENT

Property Tax	\$1,397 (2026)
Assessed Value	\$42,525
Previous Assessed	\$42,525
Assessor Market Value	\$121,500

PROPERTY FACTS

Property Type	Single Family Residence
County	Clark
Lot (acres)	0.11
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 ²	LOAN
Dec 9, 2025	Financing	Mortgage			\$297K
Dec 10, 2025	Resale	Bargain And Sale Deed	\$547,530	\$362	\$297K
Sep 12, 2024	Resale	Bargain And Sale Deed	\$9,878,046	\$6537	

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

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

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

OWNERSHIP

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