

Townhouse

**RESIDENTIAL**

# 1555 RUSTY RIDGE LN

HENDERSON, NV 89002

**\$352,649**

TopHap Estimate · \$211 / ft<sup>2</sup> · confidence 97 · as of Jul 14, 2026



**3**

BEDS

**3**

BATHS

**1,670 ft<sup>2</sup>**

LIVING AREA

**871 ft<sup>2</sup>**

LOT SIZE

**2004**

YEAR BUILT

**2**

STORIES

**5**

ROOMS

**1**

PARKING

## VALUATION

**\$353K**

\$344K low

\$362K high

Last Sale

**\$345,000 · Apr 12, 2024**

Est. Owner Equity

**\$0**

Loan-to-Value

**191%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$1,455 (2026) |
| Assessed Value        | \$90,670       |
| Previous Assessed     | \$84,350       |
| Assessor Market Value | \$259,057      |

## PROPERTY FACTS

|               |                     |
|---------------|---------------------|
| Property Type | Townhouse           |
| Style         | Townhouse           |
| County        | Clark               |
| Lot (acres)   | 0.02                |
| Construction  | Frame (Unspecified) |
| Roof          | Tile                |
| Heating       | Forced Air          |
| Cooling       | Central             |
| Fireplace     | Yes                 |
| Garage        | Garage, Built-in    |

Porch · 11 ft²

## CLIMATE RISK

**1**  
FLOOD

**93**  
WILDFIRE

**86**  
HEAT

**1**  
STORM

**100**  
DROUGHT

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

## TRANSACTION HISTORY

| DATE                | TYPE      | DEED                  | PRICE     | \$/FT² | LOAN   |
|---------------------|-----------|-----------------------|-----------|--------|--------|
| <b>Apr 12, 2024</b> | Resale    | Bargain And Sale Deed | \$345,000 | \$207  | \$339K |
| <b>Feb 14, 2024</b> | Financing | Intrafamily Transfer  |           |        |        |
| <b>Oct 9, 2020</b>  | Financing | Intrafamily Transfer  |           |        | \$175K |
| <b>Sep 13, 2011</b> | Resale    | Bargain And Sale Deed | \$85,000  | \$51   |        |
| <b>Mar 30, 2004</b> | Resale    | Grant Deed            | \$200,760 | \$120  | \$161K |

## ASSIGNED SCHOOLS

| SCHOOL                                           | LEVEL      | GRADES | DISTANCE |
|--------------------------------------------------|------------|--------|----------|
| J. Marlan Walker International Elementary School | Elementary | KG–5   | 1.8 mi   |
| Jack & Terry Mannion Middle School               | Middle     | 6–8    | 2.9 mi   |
| Basic High School                                | High       | 9–12   | 3.4 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 89002

|                          |                            |                             |                                |                         |                        |
|--------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>54</b><br>CRIME INDEX | <b>83</b><br>AIR POLLUTION | <b>38,814</b><br>POPULATION | <b>\$97K</b><br>MEDIAN IN-COME | <b>65°F</b><br>AVG TEMP | <b>85%</b><br>SUNSHINE |
|--------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

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

## OWNERSHIP

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