

Townhouse **RESIDENTIAL**

# 1558 RUSTY RIDGE LN

HENDERSON, NV 89002

**\$293,734** TopHap Estimate · \$247 / ft<sup>2</sup> · confidence 96 · as of Jul 14, 2026



**2**  
BEDS

**2**  
BATHS

**1,189 ft<sup>2</sup>**  
LIVING AREA

**1,307 ft<sup>2</sup>**  
LOT SIZE

**2004**  
YEAR BUILT

**2**  
STORIES

**4**  
ROOMS

**1**  
PARKING

## VALUATION

**\$294K**

\$282K low

\$306K high

Last Sale

**\$190,000 · Apr 30, 2020**

Est. Owner Equity

**\$93,772**

Loan-to-Value

**70%**

## TAX & ASSESSMENT

|                       |              |
|-----------------------|--------------|
| Property Tax          | \$906 (2026) |
| Assessed Value        | \$75,525     |
| Previous Assessed     | \$69,221     |
| Assessor Market Value | \$215,786    |

## PROPERTY FACTS

|               |                     |
|---------------|---------------------|
| Property Type | Townhouse           |
| Style         | Townhouse           |
| County        | Clark               |
| Lot (acres)   | 0.03                |
| Construction  | Frame (Unspecified) |
| Roof          | Tile                |
| Heating       | Forced Air          |
| Cooling       | Central             |
| Fireplace     | Yes                 |
| Garage        | Garage, Built-in    |

Porch · 48 ft²

## CLIMATE RISK

**1**  
FLOOD

**92**  
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   |
|--------------|-----------|-----------------------|-----------|--------|--------|
| May 9, 2024  | Financing | Intrafamily Transfer  |           |        |        |
| Apr 29, 2020 | Resale    | Grant Deed            | \$190,000 | \$160  | \$187K |
| Jun 20, 2016 | Resale    | Bargain And Sale Deed | \$126,500 | \$106  |        |
| Apr 28, 2008 | Quitclaim | Quit Claim Transfer   |           |        |        |
| Dec 28, 2005 | Resale    | Grant Deed            | \$212,000 | \$178  |        |
| Apr 28, 2004 | Resale    | Grant Deed            | \$149,650 | \$126  | \$135K |

## 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 |
|-----------|----------------|