

Single Family Residence **RESIDENTIAL**

# 5070 RUSTIC RIDGE DR

LAS VEGAS, NV 89148

**\$4,037,350** TopHap Estimate · \$750 / ft<sup>2</sup> · confidence 83 · as of Jul 14, 2026

**4**  
BEDS

**5**  
BATHS

**5,385 ft<sup>2</sup>**  
LIVING AREA

**0.38 ac**  
LOT SIZE

**2001**  
YEAR BUILT

**1**  
STORIES

**9**  
ROOMS

**3**  
PARKING

## VALUATION

**\$4M**

\$3.3M low

\$4.7M high

Last Sale

**\$1,358,000 · Jun 9, 2004**

Est. Owner Equity

**\$2,412,543**

Loan-to-Value

**38%**

## TAX & ASSESSMENT

Property Tax

**\$10,094 (2026)**

Assessed Value

**\$601,096**

Previous Assessed

**\$590,029**

Assessor Market Value

**\$1,717,417**

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | Clark                   |
| Lot (acres)   | 0.38                    |
| Construction  | Frame (Unspecified)     |
| Roof          | Tile                    |
| Heating       | Forced Air              |
| Cooling       | Central                 |
| Fireplace     | Yes                     |
| Garage        | Garage, Attached        |
| Pool          | Yes                     |

Deck · 420 ft²

Patio · 420 ft²

Porch · 642 ft²

Sprinklers

## CLIMATE RISK

60

FLOOD

45

WILDFIRE

80

HEAT

1

STORM

100

DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: 0.2 percent flood zone.

## TRANSACTION HISTORY

| DATE         | TYPE              | DEED                 | PRICE       | \$/FT² | LOAN   |
|--------------|-------------------|----------------------|-------------|--------|--------|
| Aug 1, 2005  | Financing         | Intrafamily Transfer |             |        | \$1.3M |
| Jan 11, 2005 | Non-arms-length   | Grant Deed           | \$1,650,000 | \$306  |        |
| Aug 18, 2004 | Recorded document | Grant Deed           |             |        |        |
| Apr 2, 2004  | Resale            | Grant Deed           | \$1,358,000 | \$252  | \$951K |
| Jun 4, 2004  | Quitclaim         | Quit Claim Transfer  |             |        |        |

## ASSIGNED SCHOOLS

| SCHOOL                              | LEVEL      | GRADES | DISTANCE |
|-------------------------------------|------------|--------|----------|
| Lucille S. Rogers Elementary School | Elementary | KG–5   | 0.6 mi   |
| Durango High School                 | High       | 9–12   | 2.1 mi   |
| Grant Sawyer Middle School          | Middle     | 6–8    | 2.6 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 89148

|                          |                            |                             |                                |                         |                        |
|--------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>70</b><br>CRIME INDEX | <b>99</b><br>AIR POLLUTION | <b>65,482</b><br>POPULATION | <b>\$83K</b><br>MEDIAN IN-COME | <b>64°F</b><br>AVG TEMP | <b>85%</b><br>SUNSHINE |
|--------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

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

### OWNERSHIP

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