

Single Family Residence **RESIDENTIAL**

5170 RUSTIC RIDGE DR

LAS VEGAS, NV 89148

\$3,417,621 TopHap Estimate · \$547 / ft² · confidence 79 · as of Jul 14, 2026



4

BEDS

5

BATHS

6,243 ft²

LIVING AREA

0.5 ac

LOT SIZE

2004

YEAR BUILT

1

STORIES

10

ROOMS

4

PARKING

VALUATION

\$3.4M

\$2.7M low

\$4.1M high

Last Sale

\$3,350,000 · Nov 20, 2024

Est. Owner Equity

\$3,417,621

TAX & ASSESSMENT

Property Tax	\$15,399 (2026)
Assessed Value	\$758,700
Previous Assessed	\$744,190
Assessor Market Value	\$2,167,714

PROPERTY FACTS

Property Type	Single Family Residence
County	Clark
Lot (acres)	0.50
Construction	Frame (Unspecified)
Roof	Tile
Heating	Forced Air
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	Pool W/Hot Tub/Spa

Deck · 200 ft² Patio · 200 ft² Porch · 350 ft² Sprinklers

CLIMATE RISK

73
FLOOD

43
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
Nov 19, 2024	Resale	Bargain And Sale Deed	\$3,350,000	\$537	
Nov 2, 2023	Financing	Intrafamily Transfer			
Sep 4, 2015	Quitclaim	Quit Claim Transfer			\$724K
Sep 4, 2015	Quitclaim	Quit Claim Transfer			
Jun 16, 2011	Quitclaim	Quit Claim Transfer			
Jun 10, 2004	Quitclaim	Quit Claim Transfer			
Jun 14, 2004	Resale	Grant Deed	\$1,600,000	\$256	\$580K
Jul 24, 2003	Resale	Grant Deed	\$220,080	\$35	\$970K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Lucille S. Rogers Elementary School	Elementary	KG–5	0.5 mi
Durango High School	High	9–12	2.0 mi
Grant Sawyer Middle School	Middle	6–8	2.5 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

70 CRIME INDEX	99 AIR POLLUTION	65,482 POPULATION	\$83K MEDIAN IN-COME	64°F AVG TEMP	85% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Absentee owner
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