

Single Family Residence **RESIDENTIAL**

5140 RUSTIC RIDGE DR

LAS VEGAS, NV 89148

\$5,099,001 TopHap Estimate · \$470 / ft² · confidence 90 · as of Jul 14, 2026

6

BEDS

11

BATHS

10,848 ft²

LIVING AREA

0.83 ac

LOT SIZE

2003

YEAR BUILT

1

STORIES

11

ROOMS

8

PARKING

VALUATION

\$5.1M

\$4.6M low

\$5.6M high

Est. Owner Equity

\$1,899,001

Loan-to-Value

68%

TAX & ASSESSMENT

Property Tax

\$26,258 (2026)

Assessed Value

\$1,367,009

Previous Assessed

\$1,357,327

Assessor Market Value

\$3,905,740

PROPERTY FACTS

Property Type	Single Family Residence
County	Clark
Lot (acres)	0.83
Construction	Frame (Unspecified)
Roof	Tile
Heating	Forced Air
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	Pool W/Hot Tub/Spa

Deck · 850 ft²

Patio · 850 ft²

Porch · 1,937 ft²

Sprinklers

CLIMATE RISK

80 FLOOD	43 WILDFIRE	80 HEAT	1 STORM	100 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: 0.2 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 20, 2009	Recorded document	Grant Deed			
Apr 28, 2008	Financing	Intrafamily Transfer			\$3.2M
Jun 29, 2004	Recorded document	Grant Deed			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Lucille S. Rogers Elementary School	Elementary	KG–5	0.5 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

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	Owner occupied
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