

Townhouse

**RESIDENTIAL**

# 1602 RUSTY RIDGE LN

HENDERSON, NV 89002

**\$331,942** TopHap Estimate · \$233 / ft<sup>2</sup> · confidence 96 · as of Jul 14, 2026



**3**

BEDS

**3**

BATHS

**1,423 ft<sup>2</sup>**

LIVING AREA

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

LOT SIZE

**2004**

YEAR BUILT

**2**

STORIES

**5**

ROOMS

**1**

PARKING

## VALUATION

**\$332K**

\$319K low

\$344K high

Last Sale

**\$173,560 · Feb 13, 2004**

Est. Owner Equity

**\$65,579**

Loan-to-Value

**81%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$1,275 (2026) |
| Assessed Value        | \$84,284       |
| Previous Assessed     | \$77,959       |
| Assessor Market Value | \$240,811      |

## PROPERTY FACTS

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

Porch · 114 ft²

## CLIMATE RISK

|            |                |            |            |                |
|------------|----------------|------------|------------|----------------|
| 1<br>FLOOD | 93<br>WILDFIRE | 86<br>HEAT | 1<br>STORM | 100<br>DROUGHT |
|------------|----------------|------------|------------|----------------|

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

## TRANSACTION HISTORY

| DATE         | TYPE              | DEED                 | PRICE     | \$/FT² | LOAN   |
|--------------|-------------------|----------------------|-----------|--------|--------|
| Nov 7, 2012  | Financing         | Intrafamily Transfer |           |        | \$99K  |
| Feb 12, 2004 | Recorded document | Grant Deed           |           |        |        |
| Feb 13, 2004 | Resale            | Grant Deed           | \$173,560 | \$122  | \$139K |

## 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    | 3.0 mi   |
| Basic High School                                | High       | 9–12   | 3.3 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 | <b>Absentee owner</b> |
|-----------|-----------------------|