

Single Family Residence **RESIDENTIAL**

2028 RUSTLER RIDGE AVE

NORTH LAS VEGAS, NV 89031

\$363,076 TopHap Estimate · \$278 / ft² · confidence 98 · as of Jun 23, 2026



3

BEDS

2

BATHS

1,304 ft²

LIVING AREA

0.13 ac

LOT SIZE

1996

YEAR BUILT

1

STORIES

5

ROOMS

2

PARKING

VALUATION

\$363K

\$356K low

\$370K high

Last Sale

\$384,900 · Apr 10, 2025

Est. Owner Equity

\$75,076

Loan-to-Value

79%

TAX & ASSESSMENT

Property Tax	\$1,360 (2026)
Assessed Value	\$76,466
Previous Assessed	\$77,607
Assessor Market Value	\$189,920

PROPERTY FACTS

Property Type	Single Family Residence
County	CLARK
Lot (acres)	0.13
Construction	Frame (Unspecified)
Roof	Concrete
Heating	Forced Air With Air Conditioning
Cooling	Central
Garage	Garage, Attached
Pool	No

Patio · 420 ft²

Porch · 420 ft²

Sprinklers

CLIMATE RISK

1

FLOOD

1

WILDFIRE

81

HEAT

1

STORM

100

DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Apr 8, 2025	Resale	Bargain And Sale Deed	\$384,900	\$295	\$289K
Nov 3, 2016	Resale	Grant Deed	\$164,000	\$126	
Nov 3, 2016	Recorded document	Grant Deed			
Jan 22, 2009	Resale	Bargain And Sale Deed	\$89,900	\$69	\$72K
Jul 28, 2008	Foreclosure sale	Trustees Deed	\$128,000	\$98	
Jul 28, 2008	Foreclosure sale	Trustees Deed	\$128,000	\$98	
Jun 21, 2005	Non-arms-length	Grant Deed	\$140,000	\$107	
Jun 15, 2005	Quitclaim	Quit Claim Transfer			\$192K
Jan 14, 2005	Recorded document	Grant Deed			

Jan 23, 2003	Resale	Grant Deed	\$140,000	\$107	\$138K
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ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Steve Cozine Elementary School	Elementary	KG–5	0.3 mi
Brian & Teri Cram Middle School	Middle	6–8	1.7 mi
Cheyenne High School	High	9–12	1.9 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 89031

51 CRIME INDEX	88 AIR POLLUTION	77,455 POPULATION	\$76K MEDIAN IN-COME	66°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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