

Single Family Residence

**RESIDENTIAL**

# 172 RUBY RIDGE AVE

HENDERSON, NV 89002

**\$588,337** TopHap Estimate · \$284 / ft<sup>2</sup> · confidence 96 · as of Jul 14, 2026



**4**

BEDS

**2**

BATHS

**2,074 ft<sup>2</sup>**

LIVING AREA

**0.15 ac**

LOT SIZE

**2001**

YEAR BUILT

**1**

STORIES

**7**

ROOMS

**2**

PARKING

## VALUATION

**\$588K**

\$565K low

\$612K high

Last Sale

**\$187,500 · Apr 5, 2001**

Est. Owner Equity

**\$588,337**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$2,434 (2026) |
| Assessed Value        | \$134,167      |
| Previous Assessed     | \$128,344      |
| Assessor Market Value | \$383,334      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Single Story            |
| County        | Clark                   |
| Lot (acres)   | 0.15                    |
| Construction  | Frame (Unspecified)     |
| Roof          | Tile                    |
| Heating       | Forced Air              |
| Cooling       | Central                 |
| Fireplace     | Yes                     |
| Garage        | Garage, Attached        |
| Pool          | Yes                     |

Deck · 250 ft²

Patio · 250 ft²

Porch · 25 ft²

Sprinklers

## CLIMATE RISK

1

FLOOD

93

WILDFIRE

83

HEAT

1

STORM

100

DROUGHT

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

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                | PRICE     | \$/FT² | LOAN |
|--------------|-----------|---------------------|-----------|--------|------|
| Mar 14, 2016 | Quitclaim | Quit Claim Transfer |           |        |      |
| Dec 31, 2008 | Quitclaim | Quit Claim Transfer |           |        |      |
| Apr 5, 2001  | Resale    | Grant Deed          | \$187,500 | \$90   |      |

## ASSIGNED SCHOOLS

| SCHOOL                                      | LEVEL      | GRADES | DISTANCE |
|---------------------------------------------|------------|--------|----------|
| Jack & Terry Mannion Middle School          | Middle     | 6–8    | 0.5 mi   |
| James E. & A. Rae Smalley Elementary School | Elementary | KG–5   | 0.6 mi   |
| Foothill High School                        | High       | 9–12   | 1.4 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 | Owner occupied |
|-----------|----------------|