

Single Family Residence **RESIDENTIAL**

196 RUBY RIDGE AVE

HENDERSON, NV 89002

\$439,686 TopHap Estimate · \$304 / ft² · confidence 96 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,445 ft²

LIVING AREA

0.14 ac

LOT SIZE

2000

YEAR BUILT

1

STORIES

6

ROOMS

2

PARKING

VALUATION

\$440K

\$420K low

\$459K high

Est. Owner Equity

\$439,686

TAX & ASSESSMENT

Property Tax	\$1,841 (2026)
Assessed Value	\$106,794
Previous Assessed	\$99,952
Assessor Market Value	\$305,126

PROPERTY FACTS

Property Type	Single Family Residence
Style	Single Story
County	Clark
Lot (acres)	0.14
Construction	Frame (Unspecified)
Roof	Tile
Heating	Forced Air
Cooling	Central
Garage	Garage, Attached

Patio · 281 ft²

Porch · 281 ft²

Sprinklers

CLIMATE RISK

1

FLOOD

92

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
Sep 29, 2017	Quitclaim	Quit Claim Transfer			
Apr 19, 2000	Recorded document	Grant Deed			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Jack & Terry Mannion Middle School	Middle	6–8	0.4 mi
James E. & A. Rae Smalley Elementary School	Elementary	KG–5	0.5 mi
Foothill High School	High	9–12	1.2 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

54 CRIME INDEX	83 AIR POLLUTION	38,814 POPULATION	\$97K MEDIAN IN-COME	65°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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