

Townhouse

RESIDENTIAL

1606 RUSTY RIDGE LN

HENDERSON, NV 89002

\$290,086 TopHap Estimate · \$244 / ft² · confidence 96 · as of Jul 14, 2026



2

BEDS

2

BATHS

1,189 ft²

LIVING AREA

1,307 ft²

LOT SIZE

2004

YEAR BUILT

2

STORIES

4

ROOMS

1

PARKING

VALUATION

\$290K

\$278K low

\$302K high

Last Sale

\$148,039 · Mar 12, 2004

Est. Owner Equity

\$280,086

Loan-to-Value

3%

TAX & ASSESSMENT

Property Tax	\$883 (2026)
Assessed Value	\$75,525
Previous Assessed	\$69,221
Assessor Market Value	\$215,786

PROPERTY FACTS

Property Type	Townhouse
Style	Townhouse
County	Clark
Lot (acres)	0.03
Construction	Frame (Unspecified)
Roof	Tile
Heating	Forced Air
Cooling	Central
Fireplace	Yes
Garage	Garage, Built-in

Porch · 48 ft²

CLIMATE RISK

1
FLOOD

93
WILDFIRE

86
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 1, 2026	Financing	Mortgage			\$10K
Mar 12, 2004	Resale	Grant Deed	\$148,040	\$125	\$141K

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	3.4 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

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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