

Single Family Residence **RESIDENTIAL**

3255 RUTLEDGE DR

LAS VEGAS, NV 89120

\$754,046 TopHap Estimate · \$232 / ft² · confidence 94 · as of Jul 14, 2026



5
BEDS

3.5
BATHS

3,253 ft²
LIVING AREA

0.16 ac
LOT SIZE

1996
YEAR BUILT

2
STORIES

8
ROOMS

2
PARKING

VALUATION

\$754K

\$711K low

\$797K high

Last Sale

\$455,000 · Jan 27, 2005

Est. Owner Equity

\$299,946

Loan-to-Value

60%

TAX & ASSESSMENT

Property Tax	\$2,868 (2026)
Assessed Value	\$151,620
Previous Assessed	\$145,535
Assessor Market Value	\$362,954

PROPERTY FACTS

Property Type	Single Family Residence
Style	Bi-Level
County	CLARK
Lot (acres)	0.16
Construction	Frame (Unspecified)
Roof	Concrete
Heating	Forced Air With Air Conditioning
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Patio · 416 ft²

Porch · 416 ft²

Sprinklers

CLIMATE RISK

1

FLOOD

1

WILDFIRE

82

HEAT

1

STORM

100

DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Feb 27, 2021	Financing	Correction Deed			
Feb 27, 2021	Financing	Correction Deed			
Sep 15, 2020	Quitclaim	Quit Claim Transfer			
Sep 15, 2020	Financing	Intrafamily Transfer			\$184K
Jul 19, 2017	Quitclaim	Quit Claim Transfer			
May 26, 2017	Quitclaim	Quit Claim Transfer			\$203K
May 24, 2007	Recorded document	Grant Deed			

Jan 18, 2005	Resale	Grant Deed	\$455,000	\$140	\$270K
Jan 25, 2005	Quitclaim	Quit Claim Transfer			
Jul 27, 1995	Resale	Grant Deed	\$250,500	\$77	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
David M. Cox Elementary School	Elementary	KG–5	0.4 mi
Barbara & Hank Greenspun Junior High School	Middle	6–8	2.5 mi
Silverado High School	High	9–12	2.6 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 89120

88 CRIME INDEX	86 AIR POLLUTION	26,934 POPULATION	\$67K MEDIAN IN-COME	67°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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