

Single Family Residence **RESIDENTIAL**

3290 RUTLEDGE DR

LAS VEGAS, NV 89120

\$497,241 TopHap Estimate · \$259 / ft² · confidence 97 · as of Jul 14, 2026



4

BEDS

2

BATHS

1,922 ft²

LIVING AREA

0.14 ac

LOT SIZE

1995

YEAR BUILT

1

STORIES

7

ROOMS

2

PARKING

VALUATION

\$497K

\$485K low

\$510K high

Last Sale

\$497,000 · Jun 15, 2026

Est. Owner Equity

\$25,091

Loan-to-Value

95%

TAX & ASSESSMENT

Property Tax	\$2,260 (2026)
Assessed Value	\$126,819
Previous Assessed	\$120,296
Assessor Market Value	\$300,854

PROPERTY FACTS

Property Type	Single Family Residence
County	CLARK
Lot (acres)	0.14
Construction	Frame (Unspecified)
Roof	Concrete
Heating	Forced Air With Air Conditioning
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Patio · 626 ft²

Porch · 626 ft²

Sprinklers

CLIMATE RISK

1

FLOOD

58

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
Jun 12, 2026	Resale	Bargain And Sale Deed	\$497,000	\$259	\$472K
Dec 22, 2020	Resale	Bargain And Sale Deed	\$375,000	\$195	\$356K
Dec 14, 2017	Quitclaim	Quit Claim Transfer			\$158K
Sep 25, 2012	Resale	Bargain And Sale Deed	\$200,000	\$104	
Dec 10, 2004	Resale	Grant Deed	\$330,000	\$172	
Dec 29, 2003	Quitclaim	Quit Claim Transfer			\$206K
Dec 21, 2001	Resale	Grant Deed	\$192,000	\$100	\$182K
Jan 27, 1999	Quitclaim	Quit Claim Transfer			\$119K

May 19, 1995	Resale	Grant Deed	\$157,000	\$82	\$118K
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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	2.7 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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