

Single Family Residence **RESIDENTIAL**

9048 RUSTY RIFLE AVE

LAS VEGAS, NV 89143

\$619,041 TopHap Estimate · \$220 / ft² · confidence 94 · as of Jul 14, 2026



4
BEDS

3
BATHS

2,816 ft²
LIVING AREA

0.13 ac
LOT SIZE

2004
YEAR BUILT

2
STORIES

7
ROOMS

2
PARKING

Pre-foreclosure (NOD)

A foreclosure-related notice has been recorded for this property.

VALUATION

\$619K

\$584K low

\$654K high

Last Sale	\$590,000 · May 20, 2024
Est. Owner Equity	\$147,041
Loan-to-Value	76%

TAX & ASSESSMENT

Property Tax	\$3,206 (2026)
Assessed Value	\$155,638
Previous Assessed	\$158,858
Assessor Market Value	\$392,474

PROPERTY FACTS

Property Type	Single Family Residence
Style	Bi-Level
County	CLARK
Lot (acres)	0.13
Construction	Frame (Unspecified)
Roof	Concrete
Heating	Forced Air With Air Conditioning
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	Yes

Deck · 260 ft² Patio · 260 ft² Porch · 42 ft² Sprinklers

CLIMATE RISK

1 FLOOD	1 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
May 8, 2024	Resale	Bargain And Sale Deed	\$590,000	\$210	\$472K
Jul 20, 2022	Financing	Intrafamily Transfer			
Jul 20, 2022	Resale	Bargain And Sale Deed	\$605,000	\$215	\$484K
Apr 16, 2010	Quitclaim	Quit Claim Transfer			

Aug 25, 2009	Resale	Trustees Deed	\$367,586	\$131	
Jan 3, 2007	Resale	Bargain And Sale Deed	\$428,000	\$152	\$342K
Jan 27, 2006	Quitclaim	Quit Claim Transfer			
Jan 27, 2006	Resale	Grant Deed	\$460,000	\$163	
Mar 26, 2004	Resale	Grant Deed	\$289,570	\$103	\$232K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
James Bilbray Elementary School	Elementary	KG–5	0.4 mi
Arbor View High School	High	9–12	2.2 mi
Ralph L. Cadwallader Middle School	Middle	6–8	2.5 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 89143

27 CRIME INDEX	91 AIR POLLUTION	15,127 POPULATION	\$91K MEDIAN IN-COME	63°F AVG TEMP	85% SUNSHINE
--------------------------	----------------------------	-----------------------------	--------------------------------	-------------------------	------------------------

Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
-----------	-----------------------