

Single Family Residence **RESIDENTIAL**

# 944 RIFLE DR

HENDERSON, NV 89002

**\$692,190** TopHap Estimate · \$216 / ft² · confidence 92 · as of Jul 14, 2026



**4**  
BEDS

**3**  
BATHS

**3,202 ft²**  
LIVING AREA

**0.2 ac**  
LOT SIZE

**1998**  
YEAR BUILT

**2**  
STORIES

**7**  
ROOMS

**2**  
PARKING

## VALUATION

**\$692K**

\$640K low

\$744K high

Last Sale

**\$173,000 · Mar 6, 1998**

Est. Owner Equity

**\$642,190**

Loan-to-Value

**7%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$2,761 (2026) |
| Assessed Value        | \$155,309      |
| Previous Assessed     | \$147,817      |
| Assessor Market Value | \$377,034      |

## PROPERTY FACTS

|               |                                  |
|---------------|----------------------------------|
| Property Type | Single Family Residence          |
| Style         | Bi-Level                         |
| County        | CLARK                            |
| Lot (acres)   | 0.20                             |
| Construction  | Frame (Unspecified)              |
| Roof          | Concrete                         |
| Heating       | Forced Air With Air Conditioning |
| Cooling       | Central                          |
| Fireplace     | Yes                              |
| Garage        | Garage, Attached                 |
| Pool          | Yes                              |

Deck · 300 ft²

Patio · 300 ft²

Porch · 502 ft²

Sprinklers

## CLIMATE RISK

40

FLOOD

63

WILDFIRE

85

HEAT

1

STORM

100

DROUGHT

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

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                               | PRICE     | \$/FT² | LOAN   |
|--------------|-----------|------------------------------------|-----------|--------|--------|
| Dec 29, 2025 | Financing | Transfer On Death Deed             |           |        |        |
| Mar 12, 2021 | Financing | Affidavit Of Death Of Joint Tenant |           |        |        |
| Mar 12, 2021 | Financing | Intrafamily Transfer               |           |        | \$50K  |
| Mar 6, 1998  | Resale    | Grant Deed                         | \$173,000 | \$54   | \$100K |

## ASSIGNED SCHOOLS

| SCHOOL                             | LEVEL      | GRADES | DISTANCE |
|------------------------------------|------------|--------|----------|
| Foothill High School               | High       | 9–12   | 0.7 mi   |
| Fay Galloway Elementary School     | Elementary | KG–5   | 1.6 mi   |
| Jack & Terry Mannion Middle School | Middle     | 6–8    | 1.7 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 89002

|                          |                            |                             |                                |                         |                        |
|--------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>54</b><br>CRIME INDEX | <b>83</b><br>AIR POLLUTION | <b>38,814</b><br>POPULATION | <b>\$97K</b><br>MEDIAN IN-COME | <b>65°F</b><br>AVG TEMP | <b>85%</b><br>SUNSHINE |
|--------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

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

## OWNERSHIP

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