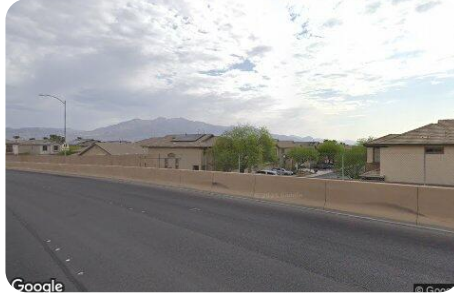


Single Family Residence **RESIDENTIAL**

9116 RUSTY RIFLE AVE

LAS VEGAS, NV 89143

\$470,205 TopHap Estimate · \$167 / ft² · confidence 96 · as of Jun 23, 2026



4
BEDS

4
BATHS

2,816 ft²
LIVING AREA

0.14 ac
LOT SIZE

2004
YEAR BUILT

2
STORIES

7
ROOMS

2
PARKING

VALUATION

\$470K

\$451K low

\$489K high

Last Sale

\$296,490 · Jun 1, 2004

Est. Owner Equity

\$195,205

Loan-to-Value

58%

TAX & ASSESSMENT

Property Tax	\$3,117 (2026)
Assessed Value	\$147,561
Previous Assessed	\$149,432
Assessor Market Value	\$421,603

PROPERTY FACTS

Property Type	Single Family Residence
County	Clark
Lot (acres)	0.14
Construction	Frame (Unspecified)
Roof	Tile
Heating	Forced Air
Cooling	Central
Fireplace	Yes
Garage	Garage, Built-in

Porch · 242 ft²

Sprinklers

CLIMATE RISK

1 FLOOD	43 WILDFIRE	83 HEAT	1 STORM	100 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Mar 14, 2026	Financing	Intrafamily Transfer			\$275K
May 21, 2004	Quitclaim	Quit Claim Transfer			
Jun 1, 2004	Resale	Grant Deed	\$296,490	\$105	\$265K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
James Bilbray Elementary School	Elementary	KG–5	0.3 mi
Arbor View High School	High	9–12	2.3 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
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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