

Single Family Residence **RESIDENTIAL**

# 4064 RUSSIAN RIDER DR

LAS VEGAS, NV 89122

**\$513,842** TopHap Estimate · \$217 / ft<sup>2</sup> · confidence 93 · as of Jul 14, 2026

**4**  
BEDS

**3**  
BATHS

**2,371 ft<sup>2</sup>**  
LIVING AREA

**0.21 ac**  
LOT SIZE

**2006**  
YEAR BUILT

**1**  
STORIES

**6**  
ROOMS

**2**  
PARKING

## Pre-foreclosure (NTS)

Auction scheduled for Jul 10, 2026.

## VALUATION

**\$514K**

\$478K low

\$549K high

Last Sale

**\$347,000 · May 27, 2021**

Est. Owner Equity

**\$70,842**

Loan-to-Value

**84%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$4,319 (2026) |
| Assessed Value        | \$178,366      |
| Previous Assessed     | \$180,663      |
| Assessor Market Value | \$363,843      |

## PROPERTY FACTS

|               |                                  |
|---------------|----------------------------------|
| Property Type | Single Family Residence          |
| County        | CLARK                            |
| Lot (acres)   | 0.21                             |
| Construction  | Frame (Unspecified)              |
| Roof          | Concrete                         |
| Heating       | Forced Air With Air Conditioning |
| Cooling       | Central                          |
| Garage        | Garage, Attached                 |
| Pool          | Yes                              |

Deck · 530 ft²

Porch · 235 ft²

Sprinklers

## CLIMATE RISK

1

FLOOD

80

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 25, 2021 | Resale           | Bargain And Sale Deed | \$347,000 | \$146  | \$347K |
| Dec 27, 2016 | Resale           | Grant Deed            | \$235,000 | \$99   |        |
| Sep 19, 2011 | Resale           | Grant Deed            | \$160,000 | \$67   | \$96K  |
| Mar 31, 2011 | Foreclosure sale | Trustees Deed         | \$162,900 | \$69   |        |
| Apr 20, 2006 | Resale           | Grant Deed            | \$349,312 | \$147  | \$279K |

## ASSIGNED SCHOOLS

| SCHOOL                               | LEVEL      | GRADES | DISTANCE |
|--------------------------------------|------------|--------|----------|
| Cynthia Cunningham Elementary School | Elementary | KG–5   | 0.5 mi   |
| Chaparral High School                | High       | 9–12   | 2.5 mi   |
| Kathleen & Tim Harney Middle School  | Middle     | 6–8    | 3.0 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 89122

|                           |                            |                             |                                |                         |                        |
|---------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>101</b><br>CRIME INDEX | <b>74</b><br>AIR POLLUTION | <b>57,316</b><br>POPULATION | <b>\$53K</b><br>MEDIAN IN-COME | <b>68°F</b><br>AVG TEMP | <b>85%</b><br>SUNSHINE |
|---------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

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

## OWNERSHIP

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