

Single Family Residence

RESIDENTIAL

# 4021 RUSSIAN RIDER DR

LAS VEGAS, NV 89122

**\$421,369** TopHap Estimate · \$244 / ft<sup>2</sup> · confidence 93 · as of Jul 14, 2026

**3**

BEDS

**2**

BATHS

**1,726 ft<sup>2</sup>**

LIVING AREA

**0.13 ac**

LOT SIZE

**2006**

YEAR BUILT

**1**

STORIES

**5**

ROOMS

**2**

PARKING

## VALUATION

**\$421K**

\$392K low

\$451K high

Last Sale

**\$275,000 · Aug 17, 2018**

Est. Owner Equity

**\$90,142**

Loan-to-Value

**79%**

## TAX & ASSESSMENT

Property Tax

**\$1,965 (2026)**

Assessed Value

**\$123,643**

Previous Assessed

**\$125,374**

Assessor Market Value

**\$353,266**

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | Clark                   |
| Lot (acres)   | 0.13                    |
| Construction  | Frame (Unspecified)     |
| Roof          | Tile                    |
| Heating       | Forced Air              |
| Cooling       | Central                 |
| Garage        | Garage, Attached        |

Porch · 215 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   |
|--------------|-----------|-----------------------|-----------|--------|--------|
| Aug 15, 2018 | Financing | Intrafamily Transfer  |           |        |        |
| Aug 8, 2018  | Resale    | Bargain And Sale Deed | \$275,000 | \$159  | \$257K |
| Jul 31, 2006 | Resale    | Grant Deed            | \$289,522 | \$168  | \$190K |

## 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    | 2.9 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 | <b>Owner occupied</b> |
|-----------|-----------------------|