

Single Family Residence

RESIDENTIAL

9001 RUSTY RIFLE AVE

LAS VEGAS, NV 89143

\$428,298

TopHap Estimate · \$209 / ft² · confidence 96 · as of Jun 23, 2026



4

BEDS

3

BATHS

2,048 ft²

LIVING AREA

0.12 ac

LOT SIZE

2000

YEAR BUILT

2

STORIES

7

ROOMS

2

PARKING

VALUATION

\$428K

\$411K low

\$445K high

Last Sale

\$475,000 · Jun 16, 2022

Est. Owner Equity

\$0

Loan-to-Value

103%

TAX & ASSESSMENT

Property Tax	\$2,099 (2026)
Assessed Value	\$108,164
Previous Assessed	\$109,369
Assessor Market Value	\$309,040

PROPERTY FACTS

Property Type	Single Family Residence
Style	2 Story Plus
County	Clark
Lot (acres)	0.12
Construction	Frame (Unspecified)
Roof	Tile
Heating	Forced Air
Cooling	Central
Fireplace	Yes
Garage	Garage, Built-in

Patio · 36 ft²

Porch · 36 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
Jun 1, 2022	Resale	Bargain And Sale Deed	\$475,000	\$232	\$442K
Apr 1, 2019	Resale	Grant Deed	\$315,000	\$154	\$322K
Jun 23, 2014	Resale	Bargain And Sale Deed	\$229,499	\$112	\$225K
May 23, 2011	Resale	Bargain And Sale Deed	\$155,000	\$76	\$158K
Jan 21, 2011	Non-arms-length	Grant Deed	\$120,750	\$59	
May 3, 2010	Foreclosure sale	Trustees Deed	\$262,405	\$128	
May 24, 2007	Resale	Bargain And Sale Deed	\$300,000	\$146	\$300K
Jan 16, 2004	Resale	Grant Deed	\$240,000	\$117	\$192K

Jan 25, 2002	Quitclaim	Quit Claim Transfer			\$146K
Nov 30, 2000	Resale	Grant Deed	\$159,500	\$78	\$135K
Jun 8, 1999	Resale	Grant Deed	\$837,500	\$409	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
James Bilbray Elementary School	Elementary	KG–5	0.5 mi
Arbor View High School	High	9–12	2.1 mi
Ralph L. Cadwallader Middle School	Middle	6–8	2.4 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	Absentee owner
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