

Single Family Residence **RESIDENTIAL**

9017 RUSTY RIFLE AVE

LAS VEGAS, NV 89143

\$519,529 TopHap Estimate · \$240 / ft² · confidence 96 · as of Jun 23, 2026



4
BEDS

3
BATHS

2,166 ft²
LIVING AREA

0.12 ac
LOT SIZE

2003
YEAR BUILT

2
STORIES

6
ROOMS

2
PARKING

VALUATION

\$520K

\$499K low

\$540K high

Est. Owner Equity

\$452,593

Loan-to-Value

13%

TAX & ASSESSMENT

Property Tax	\$3,563 (2026)
Assessed Value	\$150,217
Previous Assessed	\$152,229
Assessor Market Value	\$376,926

PROPERTY FACTS

Property Type	Single Family Residence
Style	Bi-Level
County	CLARK
Lot (acres)	0.12
Construction	Frame (Unspecified)
Roof	Concrete
Heating	Forced Air With Air Conditioning
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	Yes

Deck · 1,005 ft²

Patio · 1,005 ft²

Porch · 539 ft²

Sprinklers

CLIMATE RISK

1 FLOOD	1 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
May 8, 2026	Financing	Mortgage			\$67K
Jan 23, 2021	Financing	Intrafamily Transfer			\$291K
Oct 20, 2016	Resale	Grant Deed	\$270,000	\$125	\$270K
Oct 19, 2016	Quitclaim	Quit Claim Transfer			
Sep 22, 2011	Resale	Bargain And Sale Deed	\$164,000	\$76	\$160K
Apr 22, 2011	Non-arms-length	Grant Deed	\$102,222	\$47	
Aug 24, 2010	Non-arms-length	Trustees Deed	\$180,000	\$83	

May 11, 2007	Resale	Bargain And Sale Deed	\$400,000	\$185	\$380K
Mar 31, 2003	Resale	Grant Deed	\$207,000	\$96	\$197K

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	Owner occupied
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