

Single Family Residence **RESIDENTIAL**

8937 RUSTY RIFLE AVE

LAS VEGAS, NV 89143

\$442,152 TopHap Estimate · \$216 / 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

\$442K

\$424K low

\$460K high

Last Sale

\$166,000 · Dec 28, 2012

Est. Owner Equity

\$442,152

TAX & ASSESSMENT

Property Tax	\$2,313 (2026)
Assessed Value	\$125,129
Previous Assessed	\$127,138
Assessor Market Value	\$357,511

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
Pool	Pool W/Hot Tub/Spa

Deck · 300 ft²

Patio · 300 ft²

Porch · 322 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
Dec 26, 2012	Quitclaim	Quit Claim Transfer			
Dec 14, 2012	Resale	Bargain And Sale Deed	\$166,000	\$81	
Jun 8, 2007	Resale	Grant Deed	\$379,900	\$185	\$380K
May 18, 2006	Quitclaim	Quit Claim Transfer			
Aug 14, 2003	Resale	Grant Deed	\$239,000	\$117	\$191K
Aug 4, 2003	Resale	Trustees Deed	\$199,000	\$97	
Mar 31, 2000	Resale	Grant Deed	\$165,500	\$81	\$157K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
James Bilbray Elementary School	Elementary	KG–5	0.6 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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