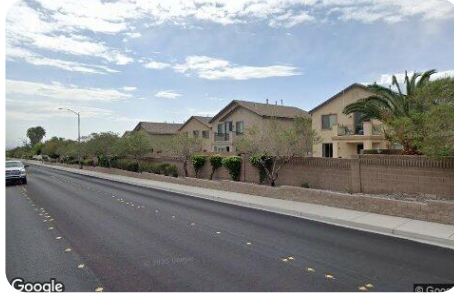


Single Family Residence **RESIDENTIAL**

9052 RUSTY RIFLE AVE

LAS VEGAS, NV 89143

\$466,951 TopHap Estimate · \$278 / ft² · confidence 96 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,678 ft²

LIVING AREA

0.13 ac

LOT SIZE

2004

YEAR BUILT

1

STORIES

6

ROOMS

2

PARKING

VALUATION

\$467K

\$449K low

\$485K high

Last Sale

\$215,000 · Sep 25, 2015

Est. Owner Equity

\$466,951

TAX & ASSESSMENT

Property Tax	\$2,256 (2026)
Assessed Value	\$130,033
Previous Assessed	\$132,209
Assessor Market Value	\$371,523

PROPERTY FACTS

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

Deck · 600 ft² Patio · 600 ft² Porch · 121 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
Sep 24, 2015	Resale	Grant Deed	\$215,000	\$128	
Jul 8, 2015	Resale	Trustees Deed	\$176,000	\$105	
May 23, 2008	Resale	Grant Deed	\$250,000	\$149	\$246K
Nov 14, 2007	Non-arms-length	Trustees Deed	\$280,000	\$167	
Mar 23, 2004	Quitclaim	Quit Claim Transfer			
Apr 1, 2004	Resale	Grant Deed	\$225,070	\$134	\$180K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
James Bilbray Elementary School	Elementary	KG–5	0.4 mi
Arbor View High School	High	9–12	2.2 mi
Ralph L. Cadwallader Middle School	Middle	6–8	2.5 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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