

Single Family Residence **RESIDENTIAL**

7059 RUSSELL RANCH AVE

LAS VEGAS, NV 89113

\$563,776 TopHap Estimate · \$236 / ft² · confidence 96 · as of Jul 14, 2026



5
BEDS

3
BATHS

2,389 ft²
LIVING AREA

3,920 ft²
LOT SIZE

1997
YEAR BUILT

2
STORIES

10
ROOMS

2
PARKING

VALUATION

\$564K

\$539K low

\$589K high

Last Sale

\$150,000 · Sep 30, 1996

Est. Owner Equity

\$423,826

Loan-to-Value

26%

TAX & ASSESSMENT

Property Tax	\$2,268 (2026)
Assessed Value	\$131,658
Previous Assessed	\$130,634
Assessor Market Value	\$376,166

PROPERTY FACTS

Property Type	Single Family Residence
Style	2 Story Plus
County	Clark
Lot (acres)	0.09
Construction	Frame (Unspecified)
Roof	Tile
Heating	Forced Air
Cooling	Central
Fireplace	Yes
Garage	Garage, Built-in

Patio · 48 ft²

Porch · 348 ft²

Sprinklers

CLIMATE RISK

25
FLOOD

64
WILDFIRE

82
HEAT

1
STORM

100
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: 0.2 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Dec 27, 2022	Financing	Intrafamily Transfer			
Dec 7, 2016	Quitclaim	Quit Claim Transfer			
Jun 25, 2015	Recorded document	Affidavit Of Death			
Sep 30, 1996	Resale	Grant Deed	\$150,000	\$63	\$120K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Durango High School	High	9–12	0.4 mi
Grant Sawyer Middle School	Middle	6–8	0.6 mi
Marion B. Earl Elementary School	Elementary	KG–5	1.0 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 89113

105 CRIME INDEX	102 AIR POLLUTION	34,196 POPULATION	\$88K MEDIAN IN-COME	65°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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