

Single Family Residence **RESIDENTIAL**

# 7067 RUSSELL RANCH AVE

LAS VEGAS, NV 89113

**\$522,252** TopHap Estimate · \$256 / ft<sup>2</sup> · confidence 95 · as of Jul 14, 2026



**4**  
BEDS

**3**  
BATHS

**2,037 ft<sup>2</sup>**  
LIVING AREA

**3,920 ft<sup>2</sup>**  
LOT SIZE

**1997**  
YEAR BUILT

**2**  
STORIES

**8**  
ROOMS

**2**  
PARKING

## VALUATION

**\$522K**

\$497K low

\$548K high

Last Sale

**\$145,830 · Sep 27, 1996**

Est. Owner Equity

**\$406,979**

Loan-to-Value

**24%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$1,998 (2026) |
| Assessed Value        | \$123,466      |
| Previous Assessed     | \$122,281      |
| Assessor Market Value | \$352,760      |

## 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 · 352 ft²

Porch · 352 ft²

Sprinklers

## CLIMATE RISK

25  
FLOOD

68  
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   |
|--------------|--------|------------|-----------|--------|--------|
| Sep 27, 1996 | Resale | Grant Deed | \$146,000 | \$72   | \$150K |

## 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

|                           |                             |                             |                                |                         |                        |
|---------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>105</b><br>CRIME INDEX | <b>102</b><br>AIR POLLUTION | <b>34,196</b><br>POPULATION | <b>\$88K</b><br>MEDIAN IN-COME | <b>65°F</b><br>AVG TEMP | <b>85%</b><br>SUNSHINE |
|---------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

Index values: 100 = US average; lower is better.

### OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|