

Single Family Residence

**RESIDENTIAL**

# 7086 RUSSELL RANCH AVE

LAS VEGAS, NV 89113

**\$509,962** TopHap Estimate · \$213 / ft<sup>2</sup> · confidence 97 · as of Jul 14, 2026



**5**

BEDS

**3**

BATHS

**2,389 ft<sup>2</sup>**

LIVING AREA

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

LOT SIZE

**1996**

YEAR BUILT

**2**

STORIES

**10**

ROOMS

**2**

PARKING

## VALUATION

**\$510K**

\$495K low

\$525K high

Est. Owner Equity

**\$25,262**

Loan-to-Value

**103%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$2,299 (2026) |
| Assessed Value        | \$128,911      |
| Previous Assessed     | \$127,907      |
| Assessor Market Value | \$368,317      |

## 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 · 238 ft²

Porch · 238 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 20, 2016 | Quitclaim        | Quit Claim Transfer |           |        | \$144K |
| Feb 3, 2011  | Quitclaim        | Quit Claim Transfer |           |        |        |
| Jan 10, 2011 | Non-arms-length  | Grant Deed          | \$160,000 | \$67   | \$156K |
| Aug 30, 2010 | Foreclosure sale | Trustees Deed       | \$294,766 | \$123  |        |
| Oct 24, 2007 | Quitclaim        | Quit Claim Transfer |           |        | \$341K |
| Jun 29, 2005 | Quitclaim        | Quit Claim Transfer |           |        |        |
| Jul 1, 1996  | Financing        | Grant Deed          |           |        | \$316K |
| Jul 26, 1996 | Non-arms-length  | Grant Deed          | \$154,500 | \$65   | \$159K |

## ASSIGNED SCHOOLS

| SCHOOL                           | LEVEL      | GRADES | DISTANCE |
|----------------------------------|------------|--------|----------|
| Durango High School              | High       | 9–12   | 0.3 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 | Owner occupied |
|-----------|----------------|