

Single Family Residence **RESIDENTIAL**

7075 RUSSELL RANCH AVE

LAS VEGAS, NV 89113

\$502,844 TopHap Estimate · \$360 / ft² · confidence 71 · as of Jun 23, 2026



3
BEDS

2
BATHS

1,395 ft²
LIVING AREA

3,920 ft²
LOT SIZE

1997
YEAR BUILT

1
STORIES

5
ROOMS

2
PARKING

VALUATION

\$503K

\$357K low

\$649K high

Last Sale

\$115,000 · Sep 26, 1996

Est. Owner Equity

\$399,144

Loan-to-Value

21%

TAX & ASSESSMENT

Property Tax	\$2,248 (2026)
Assessed Value	\$107,641
Previous Assessed	\$106,294
Assessor Market Value	\$307,546

PROPERTY FACTS

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

Patio · 12 ft²

Porch · 12 ft²

Sprinklers

CLIMATE RISK

25 FLOOD	68 WILDFIRE	82 HEAT	1 STORM	100 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: 0.2 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Mar 20, 2006	Quitclaim	Quit Claim Transfer			
Sep 26, 1996	Resale	Grant Deed	\$115,000	\$82	\$103K

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	Absentee owner
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