

Single Family Residence **RESIDENTIAL**

7043 RUSSELL RANCH AVE

LAS VEGAS, NV 89113

\$414,373 TopHap Estimate · \$297 / ft² · confidence 97 · as of Jul 14, 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

\$414K

\$403K low

\$426K high

Last Sale

\$147,000 · Dec 28, 2001

Est. Owner Equity

\$212,294

Loan-to-Value

51%

TAX & ASSESSMENT

Property Tax	\$1,665 (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

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 28, 2001	Resale	Grant Deed	\$147,000	\$105	\$129K
Sep 18, 1996	Resale	Grant Deed	\$122,000	\$87	\$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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