

Single Family Residence **RESIDENTIAL**

8901 RUSTY RIFLE AVE

LAS VEGAS, NV 89143

\$412,716 TopHap Estimate · \$202 / ft² · confidence 96 · as of Jun 23, 2026



4

BEDS

3

BATHS

2,048 ft²

LIVING AREA

0.12 ac

LOT SIZE

2000

YEAR BUILT

2

STORIES

7

ROOMS

2

PARKING

VALUATION

\$413K

\$396K low

\$429K high

Est. Owner Equity

\$412,716

TAX & ASSESSMENT

Property Tax	\$2,303 (2026)
Assessed Value	\$108,164
Previous Assessed	\$109,369
Assessor Market Value	\$309,040

PROPERTY FACTS

Property Type	Single Family Residence
Style	2 Story Plus
County	Clark
Lot (acres)	0.12
Construction	Frame (Unspecified)
Roof	Tile
Heating	Forced Air
Cooling	Central
Fireplace	Yes
Garage	Garage, Built-in

Patio · 36 ft²

Porch · 36 ft²

Sprinklers

CLIMATE RISK

1
FLOOD

1
WILDFIRE

83
HEAT

1
STORM

100
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Mar 14, 2022	Financing	Bargain And Sale Deed			
Aug 28, 2009	Quitclaim	Quit Claim Transfer			
Dec 12, 2005	Financing	Intrafamily Transfer			\$20K
Mar 6, 2003	Non-arms-length	Grant Deed	\$159,300	\$78	\$162K
Apr 30, 2001	Financing	Grant Deed			\$137K
Mar 16, 2000	Resale	Grant Deed	\$156,500	\$76	\$125K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
James Bilbray Elementary School	Elementary	KG–5	0.6 mi
Arbor View High School	High	9–12	2.0 mi
Ralph L. Cadwallader Middle School	Middle	6–8	2.3 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 89143

27 CRIME INDEX	91 AIR POLLUTION	15,127 POPULATION	\$91K MEDIAN IN-COME	63°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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