

Single Family Residence

RESIDENTIAL

9005 RUSTY RIFLE AVE

LAS VEGAS, NV 89143

\$473,351 TopHap Estimate · \$204 / ft² · confidence 96 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,320 ft²

LIVING AREA

0.12 ac

LOT SIZE

2000

YEAR BUILT

2

STORIES

7

ROOMS

2

PARKING

VALUATION

\$473K

\$455K low

\$491K high

Last Sale

\$395,000 · Jul 31, 2020

Est. Owner Equity

\$178,351

Loan-to-Value

64%

TAX & ASSESSMENT

Property Tax	\$2,124 (2026)
Assessed Value	\$115,086
Previous Assessed	\$116,631
Assessor Market Value	\$328,817

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
Jul 29, 2020	Resale	Bargain And Sale Deed	\$395,000	\$170	\$295K
Mar 10, 2018	Resale	Bargain And Sale Deed	\$279,000	\$120	\$258K
Oct 30, 2002	Resale	Grant Deed	\$199,900	\$86	\$204K
Apr 25, 2000	Resale	Grant Deed	\$166,500	\$72	\$131K
Jun 8, 1999	Resale	Grant Deed	\$837,500	\$361	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
James Bilbray Elementary School	Elementary	KG–5	0.5 mi
Arbor View High School	High	9–12	2.1 mi
Ralph L. Cadwallader Middle School	Middle	6–8	2.4 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	Owner occupied
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