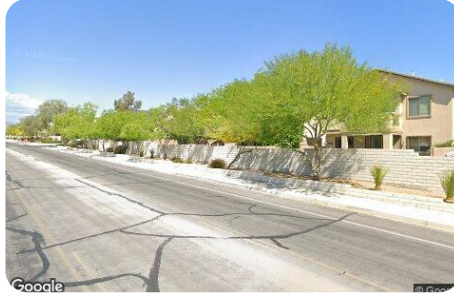


Single Family Residence **RESIDENTIAL**

9025 RUSTY RIFLE AVE

LAS VEGAS, NV 89143

\$446,979 TopHap Estimate · \$266 / ft² · confidence 95 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,678 ft²

LIVING AREA

0.13 ac

LOT SIZE

2003

YEAR BUILT

1

STORIES

6

ROOMS

2

PARKING

VALUATION

\$447K

\$422K low

\$472K high

Last Sale

\$438,000 · Sep 22, 2025

Est. Owner Equity

\$123,979

Loan-to-Value

72%

TAX & ASSESSMENT

Property Tax	\$2,035 (2026)
Assessed Value	\$117,338
Previous Assessed	\$118,610
Assessor Market Value	\$335,251

PROPERTY FACTS

Property Type	Single Family Residence
Style	Single Story
County	Clark
Lot (acres)	0.13
Construction	Frame (Unspecified)
Roof	Tile
Heating	Forced Air
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached

Patio · 46 ft²

Porch · 46 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
Sep 19, 2025	Resale	Bargain And Sale Deed	\$438,000	\$261	\$323K
Sep 19, 2025	Financing	Affidavit Of Death Of Joint Tenant			
Aug 8, 2017	Resale	Grant Deed	\$255,000	\$152	\$55K
Dec 11, 2009	Resale	Grant Deed	\$140,000	\$83	
Sep 21, 2009	Non-arms-length	Grant Deed	\$193,000	\$115	
Mar 31, 2003	Resale	Grant Deed	\$191,740	\$114	\$114K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
James Bilbray Elementary School	Elementary	KG–5	0.5 mi
Arbor View High School	High	9–12	2.2 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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