

Single Family Residence **RESIDENTIAL**

9037 RUSTY RIFLE AVE

LAS VEGAS, NV 89143

\$550,815 TopHap Estimate · \$196 / ft² · confidence 99 · as of Jul 14, 2026



4
BEDS

3
BATHS

2,816 ft²
LIVING AREA

0.13 ac
LOT SIZE

2004
YEAR BUILT

2
STORIES

7
ROOMS

2
PARKING

VALUATION

\$551K

\$545K low

\$556K high

Last Sale

\$265,000 · May 9, 2014

Est. Owner Equity

\$288,417

Loan-to-Value

48%

TAX & ASSESSMENT

Property Tax	\$2,305 (2026)
Assessed Value	\$146,619
Previous Assessed	\$148,481
Assessor Market Value	\$418,911

PROPERTY FACTS

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

Porch · 291 ft²

Sprinklers

CLIMATE RISK

1 FLOOD	1 WILDFIRE	83 HEAT	1 STORM	100 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Apr 1, 2014	Resale	Grant Deed	\$265,000	\$94	\$273K
Jan 3, 2012	Resale	Grant Deed	\$179,900	\$64	\$175K
Jan 5, 2012	Quitclaim	Quit Claim Transfer			
Jul 12, 2011	Resale	Trustees Deed	\$141,500	\$50	
Oct 30, 2003	Resale	Grant Deed	\$266,950	\$95	\$214K

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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