

Single Family Residence **RESIDENTIAL**

9041 RUSTY RIFLE AVE

LAS VEGAS, NV 89143

\$547,335 TopHap Estimate · \$194 / ft² · confidence 97 · as of Jun 23, 2026



4
BEDS

4
BATHS

2,816 ft²
LIVING AREA

0.12 ac
LOT SIZE

2004
YEAR BUILT

2
STORIES

7
ROOMS

2
PARKING

VALUATION

\$547K

\$531K low

\$564K high

Last Sale

\$620,000 · Jun 20, 2022

Est. Owner Equity

\$0

Loan-to-Value

114%

TAX & ASSESSMENT

Property Tax	\$3,733 (2026)
Assessed Value	\$164,229
Previous Assessed	\$167,157
Assessor Market Value	\$469,226

PROPERTY FACTS

Property Type	Single Family Residence
County	Clark
Lot (acres)	0.12
Construction	Frame (Unspecified)
Roof	Tile
Heating	Forced Air
Cooling	Central
Fireplace	Yes
Garage	Garage, Built-in
Pool	Pool W/Hot Tub/Spa

Deck · 366 ft² Patio · 366 ft² Porch · 242 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
Jun 15, 2022	Resale	Bargain And Sale Deed	\$620,000	\$220	\$595K
Jul 29, 2020	Resale	Bargain And Sale Deed	\$450,000	\$160	\$400K
May 26, 2020	Resale	Grant Deed	\$325,500	\$116	
Jan 17, 2020	Non-arms-length	One Of Committee, Strict Fore-closure, Sheriff, Or Redemption Deeds	\$331,098	\$118	
Jul 9, 2004	Financing	Trustees Deed			\$43K
Jan 23, 2004	Resale	Grant Deed	\$295,870	\$105	\$237K

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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