

Single Family Residence **RESIDENTIAL**

9049 RUSTY RIFLE AVE

LAS VEGAS, NV 89143

\$530,426 TopHap Estimate · \$188 / ft² · confidence 96 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,816 ft²

LIVING AREA

0.12 ac

LOT SIZE

2004

YEAR BUILT

2

STORIES

7

ROOMS

2

PARKING

VALUATION

\$530K

\$507K low

\$554K high

Last Sale

\$162,000 · Dec 8, 2010

Est. Owner Equity

\$190,426

Loan-to-Value

67%

TAX & ASSESSMENT

Property Tax	\$3,386 (2026)
Assessed Value	\$144,310
Previous Assessed	\$146,406
Assessor Market Value	\$412,314

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

Porch · 91 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
Nov 27, 2010	Resale	Grant Deed	\$162,000	\$58	
Nov 27, 2010	Resale	Grant Deed	\$162,000	\$58	
Nov 27, 2010	Resale	Bargain And Sale Deed	\$162,000	\$58	\$165K
Dec 2, 2003	Resale	Grant Deed	\$260,220	\$92	\$247K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
James Bilbray Elementary School	Elementary	KG–5	0.4 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	Absentee owner
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