

Single Family Residence **RESIDENTIAL**

# 8932 RUSTY RIFLE AVE

LAS VEGAS, NV 89143

**\$600,204** TopHap Estimate · \$269 / ft<sup>2</sup> · confidence 98 · as of Jul 14, 2026



**3**  
BEDS

**2**  
BATHS

**2,230 ft<sup>2</sup>**  
LIVING AREA

**0.18 ac**  
LOT SIZE

**1999**  
YEAR BUILT

**1**  
STORIES

**7**  
ROOMS

**2**  
PARKING

## VALUATION

**\$600K**

\$589K low

\$612K high

Last Sale

**\$262,000 · Sep 19, 2013**

Est. Owner Equity

**\$398,604**

Loan-to-Value

**36%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$2,506 (2026) |
| Assessed Value        | \$138,391      |
| Previous Assessed     | \$141,435      |
| Assessor Market Value | \$395,403      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Single Story            |
| County        | Clark                   |
| Lot (acres)   | 0.18                    |
| Construction  | Frame (Unspecified)     |
| Roof          | Tile                    |
| Heating       | Forced Air              |
| Cooling       | Central                 |
| Fireplace     | Yes                     |
| Garage        | Garage, Attached        |
| Pool          | Pool W/Hot Tub/Spa      |

Deck · 500 ft²

Patio · 500 ft²

Porch · 453 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   |
|--------------|-----------|----------------------|-----------|--------|--------|
| Jan 23, 2024 | Financing | Intrafamily Transfer |           |        |        |
| Sep 12, 2013 | Resale    | Grant Deed           | \$262,000 | \$117  | \$202K |
| Oct 22, 2012 | Resale    | Grant Deed           | \$165,000 | \$74   |        |
| Jun 10, 2002 | Financing | Grant Deed           |           |        | \$150K |
| Feb 26, 1999 | Resale    | Grant Deed           | \$158,000 | \$71   | \$142K |

## 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

|                          |                            |                             |                                |                         |                        |
|--------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>27</b><br>CRIME INDEX | <b>91</b><br>AIR POLLUTION | <b>15,127</b><br>POPULATION | <b>\$91K</b><br>MEDIAN IN-COME | <b>63°F</b><br>AVG TEMP | <b>85%</b><br>SUNSHINE |
|--------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

Index values: 100 = US average; lower is better.

## OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Owner occupied |
|-----------|----------------|