

Single Family Residence

RESIDENTIAL

8928 RUSTY RIFLE AVE

LAS VEGAS, NV 89143

\$531,783 TopHap Estimate · \$309 / ft² · confidence 95 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,720 ft²

LIVING AREA

0.18 ac

LOT SIZE

1999

YEAR BUILT

1

STORIES

5

ROOMS

2

PARKING

VALUATION

\$532K

\$507K low

\$556K high

Last Sale

\$520,000 · Aug 8, 2025

Est. Owner Equity

\$411,783

Loan-to-Value

23%

TAX & ASSESSMENT

Property Tax	\$2,199 (2026)
Assessed Value	\$122,338
Previous Assessed	\$124,716
Assessor Market Value	\$349,537

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
Garage	Garage, Attached
Pool	Pool W/Hot Tub/Spa

Deck · 315 ft² Patio · 315 ft² Porch · 530 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
Aug 4, 2025	Financing	Intrafamily Transfer			
Jul 28, 2025	Resale	Bargain And Sale Deed	\$520,000	\$302	\$120K
Aug 2, 2018	Resale	Grant Deed	\$327,000	\$190	
Jun 10, 2015	Financing	Intrafamily Transfer			\$207K
Sep 27, 2013	Resale	Grant Deed	\$209,900	\$122	
Sep 26, 2013	Quitclaim	Quit Claim Transfer			\$206K
Jul 18, 2013	Resale	Grant Deed	\$158,800	\$92	
Apr 4, 2011	Resale	Grant Deed	\$142,000	\$83	\$114K

Apr 4, 2011	Recorded document	Affidavit Of Death			
Sep 21, 2009	Resale	Grant Deed	\$191,650	\$111	\$198K
Aug 6, 2009	Non-arms-length	Trustees Deed	\$119,000	\$69	
Nov 16, 2001	Quitclaim	Quit Claim Transfer			\$144K
May 12, 1999	Resale	Grant Deed	\$129,500	\$75	\$125K

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

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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