

Single Family Residence **RESIDENTIAL**

8920 RUSTY RIFLE AVE

LAS VEGAS, NV 89143

\$581,435 TopHap Estimate · \$261 / ft² · confidence 91 · as of Jul 14, 2026



3

BEDS

2

BATHS

2,230 ft²

LIVING AREA

0.18 ac

LOT SIZE

1999

YEAR BUILT

1

STORIES

7

ROOMS

2

PARKING

VALUATION

\$581K

\$531K low

\$632K high

Last Sale

\$565,000 · May 30, 2025

Est. Owner Equity

\$356,435

Loan-to-Value

39%

TAX & ASSESSMENT

Property Tax	\$3,219 (2026)
Assessed Value	\$140,677
Previous Assessed	\$143,435
Assessor Market Value	\$401,934

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 · 770 ft²

Patio · 75 ft²

Porch · 75 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
May 19, 2025	Resale	Bargain And Sale Deed	\$565,000	\$253	\$225K
Dec 22, 2020	Resale	Grant Deed	\$370,000	\$166	
May 22, 2017	Resale	Bargain And Sale Deed	\$300,000	\$135	\$293K
Aug 29, 2002	Financing	Grant Deed			\$164K
May 25, 1999	Resale	Grant Deed	\$148,000	\$66	\$140K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
James Bilbray Elementary School	Elementary	KG–5	0.6 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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