

Single Family Residence **RESIDENTIAL**

8933 RUSTY RIFLE AVE

LAS VEGAS, NV 89143

\$431,090 TopHap Estimate · \$210 / ft² · confidence 94 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,048 ft²

LIVING AREA

0.12 ac

LOT SIZE

2000

YEAR BUILT

2

STORIES

7

ROOMS

2

PARKING

VALUATION

\$431K

\$407K low

\$456K high

Last Sale

\$134,000 · Feb 17, 2011

Est. Owner Equity

\$75,590

Loan-to-Value

82%

TAX & ASSESSMENT

Property Tax	\$1,902 (2026)
Assessed Value	\$108,164
Previous Assessed	\$109,369
Assessor Market Value	\$309,040

PROPERTY FACTS

Property Type	Single Family Residence
Style	2 Story Plus
County	Clark
Lot (acres)	0.12
Construction	Frame (Unspecified)
Roof	Tile
Heating	Forced Air
Cooling	Central
Fireplace	Yes
Garage	Garage, Built-in

Patio · 36 ft²

Porch · 36 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
Dec 22, 2021	Financing	Intrafamily Transfer			
Jul 3, 2014	Quitclaim	Quit Claim Transfer			\$144K
Jan 28, 2013	Quitclaim	Quit Claim Transfer			
Jan 12, 2011	Resale	Grant Deed	\$134,000	\$65	\$107K
May 26, 2010	Non-arms-length	Trustees Deed	\$148,000	\$72	
Jun 16, 2006	Resale	Grant Deed	\$304,009	\$148	\$235K
Mar 30, 2000	Resale	Grant Deed	\$161,500	\$79	\$153K

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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