

Single Family Residence **RESIDENTIAL**

8925 RUSTY RIFLE AVE

LAS VEGAS, NV 89143

\$427,696 TopHap Estimate · \$209 / 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

\$428K

\$400K low

\$455K high

Last Sale

\$155,500 · Mar 31, 2000

Est. Owner Equity

\$312,976

Loan-to-Value

26%

TAX & ASSESSMENT

Property Tax	\$2,097 (2026)
Assessed Value	\$109,856
Previous Assessed	\$111,090
Assessor Market Value	\$313,874

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 · 276 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
May 21, 2021	Financing	Intrafamily Transfer			
Mar 31, 2000	Resale	Grant Deed	\$155,500	\$76	\$124K

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	2.3 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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