

Single Family Residence **RESIDENTIAL**

8941 RUSTY RIFLE AVE

LAS VEGAS, NV 89143

\$487,275 TopHap Estimate · \$238 / ft² · confidence 99 · 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

\$487K

\$482K low

\$492K high

Last Sale

\$374,900 · Nov 2, 2004

Est. Owner Equity

\$0

Loan-to-Value

102%

TAX & ASSESSMENT

Property Tax	\$2,211 (2026)
Assessed Value	\$124,827
Previous Assessed	\$126,831
Assessor Market Value	\$356,649

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
Pool	Pool W/Hot Tub/Spa

Deck · 200 ft²

Patio · 200 ft²

Porch · 321 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
Oct 28, 2014	Financing	Intrafamily Transfer			\$219K
Nov 2, 2004	Resale	Grant Deed	\$374,900	\$183	\$275K
Apr 25, 2000	Resale	Grant Deed	\$169,000	\$83	\$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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