

Single Family Residence **RESIDENTIAL**

8945 RUSTY RIFLE AVE

LAS VEGAS, NV 89143

\$405,016 TopHap Estimate · \$278 / ft² · confidence 95 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,456 ft²

LIVING AREA

0.12 ac

LOT SIZE

2000

YEAR BUILT

1

STORIES

5

ROOMS

2

PARKING

VALUATION

\$405K

\$385K low

\$425K high

Est. Owner Equity

\$299,016

Loan-to-Value

27%

TAX & ASSESSMENT

Property Tax	\$1,647 (2026)
Assessed Value	\$97,330
Previous Assessed	\$98,452
Assessor Market Value	\$278,086

PROPERTY FACTS

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

Patio · 325 ft²

Porch · 325 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
Mar 21, 2000	Resale	Grant Deed	\$132,500	\$91	\$106K
Jun 8, 1999	Resale	Grant Deed	\$837,500	\$575	

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
--------------------------------------	--	---	--	-------------------------------------	------------------------------------

Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
-----------	----------------