

Single Family Residence **RESIDENTIAL**

7035 RUSSELL RANCH AVE

LAS VEGAS, NV 89113

\$428,350 TopHap Estimate · \$307 / ft² · confidence 95 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,395 ft²

LIVING AREA

0.1 ac

LOT SIZE

1997

YEAR BUILT

1

STORIES

5

ROOMS

2

PARKING

VALUATION

\$428K

\$409K low

\$448K high

Last Sale

\$330,000 · Aug 31, 2021

Est. Owner Equity

\$104,328

Loan-to-Value

80%

TAX & ASSESSMENT

Property Tax	\$2,329 (2026)
Assessed Value	\$107,641
Previous Assessed	\$106,294
Assessor Market Value	\$307,546

PROPERTY FACTS

Property Type	Single Family Residence
Style	Single Story
County	Clark
Lot (acres)	0.10
Construction	Frame (Unspecified)
Roof	Tile
Heating	Forced Air
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached

Patio · 12 ft² Porch · 12 ft² Sprinklers

CLIMATE RISK

25
FLOOD

64
WILDFIRE

82
HEAT

1
STORM

100
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: 0.2 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Aug 30, 2021	Resale	Bargain And Sale Deed	\$330,000	\$237	\$324K
Sep 18, 1996	Resale	Grant Deed	\$115,500	\$83	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Durango High School	High	9–12	0.4 mi
Grant Sawyer Middle School	Middle	6–8	0.6 mi
Marion B. Earl Elementary School	Elementary	KG–5	1.0 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 89113

105 CRIME INDEX	102 AIR POLLUTION	34,196 POPULATION	\$88K MEDIAN IN-COME	65°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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