

Single Family Residence **RESIDENTIAL**

9112 RUSTY RIFLE AVE

LAS VEGAS, NV 89143

\$539,364 TopHap Estimate · \$249 / ft² · confidence 97 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,166 ft²

LIVING AREA

0.14 ac

LOT SIZE

2004

YEAR BUILT

2

STORIES

7

ROOMS

2

PARKING

VALUATION

\$539K

\$521K low

\$558K high

Last Sale

\$517,500 · Jan 24, 2022

Est. Owner Equity

\$0

Loan-to-Value

98%

TAX & ASSESSMENT

Property Tax	\$3,346 (2026)
Assessed Value	\$154,229
Previous Assessed	\$129,064
Assessor Market Value	\$440,654

PROPERTY FACTS

Property Type	Single Family Residence
County	Clark
Lot (acres)	0.14
Construction	Frame (Unspecified)
Roof	Tile
Heating	Forced Air
Cooling	Central
Fireplace	Yes
Garage	Garage, Built-in
Pool	Pool W/Hot Tub/Spa

Deck · 475 ft²

Porch · 231 ft²

Sprinklers

CLIMATE RISK

1
FLOOD

43
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 11, 2024	Financing	Intrafamily Transfer			
Jan 13, 2022	Resale	Bargain And Sale Deed	\$517,500	\$239	\$485K
Nov 14, 2017	Resale	Bargain And Sale Deed	\$340,000	\$157	\$323K
Feb 13, 2009	Resale	Grant Deed	\$200,000	\$92	\$196K
Oct 30, 2008	Non-arms-length	Trustees Deed	\$215,000	\$99	
May 28, 2004	Resale	Grant Deed	\$289,840	\$134	\$290K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
James Bilbray Elementary School	Elementary	KG–5	0.3 mi
Arbor View High School	High	9–12	2.3 mi
Ralph L. Cadwallader Middle School	Middle	6–8	2.5 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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