

Single Family Residence **RESIDENTIAL**

9149 RUSTY RIFLE AVE

LAS VEGAS, NV 89143

\$520,146 TopHap Estimate · \$240 / ft² · confidence 95 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,166 ft²

LIVING AREA

0.12 ac

LOT SIZE

2004

YEAR BUILT

2

STORIES

7

ROOMS

2

PARKING

VALUATION

\$520K

\$495K low

\$545K high

Last Sale

\$162,000 · Jan 24, 2012

Est. Owner Equity

\$520,146

TAX & ASSESSMENT

Property Tax	\$3,448 (2026)
Assessed Value	\$146,801
Previous Assessed	\$149,020
Assessor Market Value	\$419,431

PROPERTY FACTS

Property Type	Single Family Residence
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 · 440 ft² Patio · 440 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
Mar 8, 2013	Quitclaim	Quit Claim Transfer			
Jan 10, 2012	Resale	Grant Deed	\$162,000	\$75	
Jul 26, 2011	Non-arms-length	Trustees Deed	\$145,000	\$67	
Jan 10, 2005	Resale	Grant Deed	\$348,000	\$161	\$278K
Mar 23, 2004	Resale	Grant Deed	\$223,090	\$103	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
James Bilbray Elementary School	Elementary	KG–5	0.3 mi
Arbor View High School	High	9–12	2.4 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	Absentee owner
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