

Single Family Residence **RESIDENTIAL**

9137 RUSTY RIFLE AVE

LAS VEGAS, NV 89143

\$501,489 TopHap Estimate · \$243 / ft² · confidence 94 · as of Jul 14, 2026



3

BEDS

3

BATHS

2,067 ft²

LIVING AREA

0.12 ac

LOT SIZE

2004

YEAR BUILT

2

STORIES

6

ROOMS

2

PARKING

VALUATION

\$501K

\$472K low

\$530K high

Last Sale

\$320,000 · Jan 26, 2005

Est. Owner Equity

\$171,239

Loan-to-Value

64%

TAX & ASSESSMENT

Property Tax	\$2,413 (2026)
Assessed Value	\$139,683
Previous Assessed	\$141,923
Assessor Market Value	\$399,094

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 · 435 ft² Patio · 435 ft² Porch · 331 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
Jan 24, 2006	Quitclaim	Quit Claim Transfer			\$379K
Jan 26, 2005	Quitclaim	Quit Claim Transfer			
Dec 22, 2004	Resale	Bargain And Sale Deed	\$320,000	\$155	\$256K
Mar 30, 2004	Resale	Grant Deed	\$227,500	\$110	\$193K

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

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

OWNERSHIP

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