

Single Family Residence **RESIDENTIAL**

4045 RUSSIAN RIDER DR

LAS VEGAS, NV 89122

\$424,909 TopHap Estimate · \$246 / ft² · confidence 93 · as of Jul 14, 2026

3
BEDS

2
BATHS

1,726 ft²
LIVING AREA

0.13 ac
LOT SIZE

2006
YEAR BUILT

1
STORIES

5
ROOMS

2
PARKING

VALUATION

\$425K

\$396K low

\$454K high

Last Sale

\$302,211 · Feb 6, 2006

Est. Owner Equity

\$293,409

Loan-to-Value

31%

TAX & ASSESSMENT

Property Tax

\$1,865 (2026)

Assessed Value

\$123,643

Previous Assessed

\$125,374

Assessor Market Value

\$353,266

PROPERTY FACTS

Property Type	Single Family Residence
County	Clark
Lot (acres)	0.13
Construction	Frame (Unspecified)
Roof	Tile
Heating	Forced Air
Cooling	Central
Garage	Garage, Attached

Porch · 215 ft²

Sprinklers

CLIMATE RISK

1

FLOOD

77

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
Feb 6, 2006	Recorded document	Grant Deed			
Feb 6, 2006	Resale	Grant Deed	\$302,211	\$175	\$141K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Cynthia Cunningham Elementary School	Elementary	KG–5	0.5 mi
Chaparral High School	High	9–12	2.5 mi
Kathleen & Tim Harney Middle School	Middle	6–8	2.9 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 89122

101 CRIME INDEX	74 AIR POLLUTION	57,316 POPULATION	\$53K MEDIAN IN-COME	68°F AVG TEMP	85% SUNSHINE
---------------------------	----------------------------	-----------------------------	--------------------------------	-------------------------	------------------------

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

OWNERSHIP

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