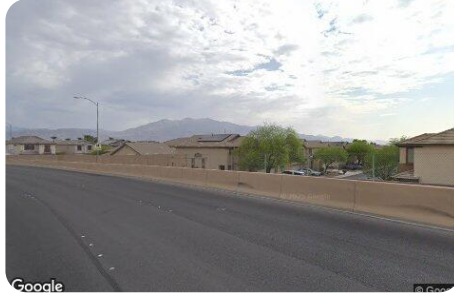


Single Family Residence **RESIDENTIAL**

9104 RUSTY RIFLE AVE

LAS VEGAS, NV 89143

\$557,032 TopHap Estimate · \$198 / ft² · confidence 97 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,816 ft²

LIVING AREA

0.14 ac

LOT SIZE

2004

YEAR BUILT

2

STORIES

7

ROOMS

2

PARKING

VALUATION

\$557K

\$542K low

\$572K high

Last Sale

\$200,000 · Mar 8, 2013

Est. Owner Equity

\$160,605

Loan-to-Value

72%

TAX & ASSESSMENT

Property Tax	\$2,532 (2026)
Assessed Value	\$143,591
Previous Assessed	\$145,677
Assessor Market Value	\$410,260

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

Porch · 42 ft²

Sprinklers

CLIMATE RISK

1

FLOOD

1

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
Jun 11, 2015	Financing	Intrafamily Transfer			\$174K
Feb 26, 2013	Resale	Bargain And Sale Deed	\$200,000	\$71	\$177K
Jul 14, 2011	Quitclaim	Quit Claim Transfer			
Aug 12, 2004	Quitclaim	Quit Claim Transfer			
May 26, 2004	Resale	Grant Deed	\$316,030	\$112	\$60K

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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