

Single Family Residence **RESIDENTIAL**

9109 RUSTY RIFLE AVE

LAS VEGAS, NV 89143

\$525,046 TopHap Estimate · \$186 / ft² · confidence 95 · as of Jul 14, 2026



4
BEDS

3
BATHS

2,816 ft²
LIVING AREA

0.12 ac
LOT SIZE

2004
YEAR BUILT

2
STORIES

7
ROOMS

2
PARKING

VALUATION

\$525K

\$499K low

\$551K high

Last Sale

\$272,073 · Mar 26, 2004

Est. Owner Equity

\$237,846

Loan-to-Value

55%

TAX & ASSESSMENT

Property Tax	\$2,663 (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)	0.12
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
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Mar 26, 2004	Resale	Grant Deed	\$272,070	\$97	\$218K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
James Bilbray Elementary School	Elementary	KG–5	0.4 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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