

Single Family Residence **RESIDENTIAL**

9117 RUSTY RIFLE AVE

LAS VEGAS, NV 89143

\$595,942 TopHap Estimate · \$212 / ft² · confidence 96 · 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

\$596K

\$572K low

\$620K high

Last Sale

\$395,000 · Jun 7, 2019

Est. Owner Equity

\$300,942

Loan-to-Value

50%

TAX & ASSESSMENT

Property Tax	\$2,875 (2026)
Assessed Value	\$161,397
Previous Assessed	\$164,576
Assessor Market Value	\$461,134

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 · 650 ft² Patio · 650 ft² Porch · 150 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 5, 2019	Quitclaim	Quit Claim Transfer			
May 29, 2019	Quitclaim	Quit Claim Transfer			
Jun 5, 2019	Resale	Grant Deed	\$395,000	\$140	\$295K
May 30, 2019	Quitclaim	Quit Claim Transfer			
Apr 8, 2015	Quitclaim	Quit Claim Transfer			
Jan 7, 2010	Resale	Grant Deed	\$240,000	\$85	
Aug 7, 2009	Foreclosure sale	Trustees Deed	\$253,939	\$90	
Mar 30, 2004	Resale	Grant Deed	\$293,990	\$104	\$265K

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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