

Single Family Residence **RESIDENTIAL**

7131 RUSSELL RANCH AVE

LAS VEGAS, NV 89113

\$421,295 TopHap Estimate · \$302 / ft² · confidence 95 · as of Jun 23, 2026



3

BEDS

2

BATHS

1,395 ft²

LIVING AREA

0.11 ac

LOT SIZE

1998

YEAR BUILT

1

STORIES

5

ROOMS

2

PARKING

VALUATION

\$421K

\$400K low

\$442K high

Last Sale

\$125,000 · Mar 28, 2013

Est. Owner Equity

\$333,795

Loan-to-Value

21%

TAX & ASSESSMENT

Property Tax	\$1,695 (2026)
Assessed Value	\$109,133
Previous Assessed	\$107,776
Assessor Market Value	\$311,809

PROPERTY FACTS

Property Type	Single Family Residence
Style	Single Story
County	Clark
Lot (acres)	0.11
Construction	Frame (Unspecified)
Roof	Tile
Heating	Forced Air
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached

Patio · 12 ft²

Porch · 12 ft²

Sprinklers

CLIMATE RISK

25 FLOOD	76 WILDFIRE	82 HEAT	1 STORM	100 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: 0.2 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Mar 18, 2014	Quitclaim	Quit Claim Transfer			
Mar 25, 2013	Resale	Grant Deed	\$125,000	\$90	\$88K
Feb 7, 2012	Quitclaim	Quit Claim Transfer			
Sep 15, 2005	Quitclaim	Quit Claim Transfer			
Aug 26, 2005	Quitclaim	Quit Claim Transfer			\$180K
Oct 16, 2003	Non-arms-length	Grant Deed	\$150,000	\$108	\$107K
Jan 30, 1998	Resale	Grant Deed	\$123,500	\$89	\$99K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Durango High School	High	9–12	0.3 mi
Grant Sawyer Middle School	Middle	6–8	0.7 mi
Marion B. Earl Elementary School	Elementary	KG–5	1.1 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 89113

105 CRIME INDEX	102 AIR POLLUTION	34,196 POPULATION	\$88K MEDIAN IN-COME	65°F AVG TEMP	85% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Absentee owner
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