

Single Family Residence **RESIDENTIAL**

7105 RUSSELL RANCH AVE

LAS VEGAS, NV 89113

\$442,831 TopHap Estimate · \$317 / ft² · confidence 95 · as of Jul 14, 2026



2
BEDS

2
BATHS

1,395 ft²
LIVING AREA

3,920 ft²
LOT SIZE

1997
YEAR BUILT

1
STORIES

5
ROOMS

2
PARKING

VALUATION

\$443K

\$423K low

\$463K high

Est. Owner Equity

\$291,831

Loan-to-Value

36%

TAX & ASSESSMENT

Property Tax	\$1,668 (2026)
Assessed Value	\$107,641
Previous Assessed	\$106,294
Assessor Market Value	\$307,546

PROPERTY FACTS

Property Type	Single Family Residence
Style	Single Story
County	Clark
Lot (acres)	0.09
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

68
WILDFIRE

82
HEAT

1
STORM

100
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: 0.2 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Nov 14, 2016	Quitclaim	Quit Claim Transfer			\$151K
May 23, 2014	Resale	Grant Deed	\$165,000	\$118	\$157K
Jan 15, 2003	Quitclaim	Quit Claim Transfer			\$116K
May 21, 1999	Resale	Grant Deed	\$92,500	\$66	\$113K
Sep 27, 1996	Resale	Grant Deed	\$125,000	\$90	\$123K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Durango High School	High	9–12	0.4 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	Owner occupied
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