

Single Family Residence **RESIDENTIAL**

7171 RUSSELL RANCH AVE

LAS VEGAS, NV 89113

\$406,632 TopHap Estimate · \$291 / ft² · confidence 90 · as of Jul 14, 2026



3
BEDS

2
BATHS

1,395 ft²
LIVING AREA

3,920 ft²
LOT SIZE

1998
YEAR BUILT

1
STORIES

5
ROOMS

2
PARKING

VALUATION

\$407K

\$364K low

\$449K high

Last Sale

\$405,000 · Nov 8, 2024

Est. Owner Equity

\$406,632

TAX & ASSESSMENT

Property Tax	\$2,110 (2026)
Assessed Value	\$110,559
Previous Assessed	\$109,234
Assessor Market Value	\$315,883

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 · 210 ft²

Sprinklers

CLIMATE RISK

25 FLOOD	51 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
Apr 7, 2026	Financing	Bargain And Sale Deed			
Nov 5, 2024	Financing	Intrafamily Transfer			
Nov 5, 2024	Financing	Intrafamily Transfer			
Oct 30, 2024	Financing	Intrafamily Transfer			
Oct 30, 2024	Resale	Bargain And Sale Deed	\$405,000	\$290	\$304K
Oct 10, 2006	Quitclaim	Quit Claim Transfer			\$17K
Apr 19, 2002	Resale	Grant Deed	\$140,000	\$100	\$138K
Apr 19, 2002	Resale	Grant Deed	\$140,000	\$100	

Jul 19, 2001	Quitclaim	Quit Claim Transfer			\$116K
Mar 16, 2001	Non-arms-length	Grant Deed	\$7,000	\$5	
Jan 30, 1998	Resale	Trustees Deed	\$120,500	\$86	
Jan 30, 1998	Non-arms-length	Trustees Deed	\$120,500	\$86	\$114K

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	Absentee owner
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