

Single Family Residence **RESIDENTIAL**

7179 RUSSELL RANCH AVE

LAS VEGAS, NV 89113

\$432,735 TopHap Estimate · \$310 / ft² · confidence 97 · as of Jul 14, 2026



3
BEDS

2
BATHS

1,395 ft²
LIVING AREA

0.14 ac
LOT SIZE

1998
YEAR BUILT

1
STORIES

5
ROOMS

2
PARKING

VALUATION

\$433K

\$422K low

\$444K high

Last Sale

\$122,000 · Mar 26, 1998

Est. Owner Equity

\$197,735

Loan-to-Value

55%

TAX & ASSESSMENT

Property Tax	\$2,026 (2026)
Assessed Value	\$111,227
Previous Assessed	\$109,899
Assessor Market Value	\$317,791

PROPERTY FACTS

Property Type	Single Family Residence
Style	Single Story
County	Clark
Lot (acres)	0.14
Construction	Frame (Unspecified)
Roof	Tile
Heating	Forced Air
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached

Patio · 322 ft²

Porch · 322 ft²

Sprinklers

CLIMATE RISK

17
FLOOD

51
WILDFIRE

82
HEAT

1
STORM

100
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 30, 2012	Financing	Intrafamily Transfer			\$88K
Mar 26, 1998	Resale	Grant Deed	\$122,000	\$87	\$96K

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	Owner occupied
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