

Single Family Residence **RESIDENTIAL**

7099 RUSSELL RANCH AVE

LAS VEGAS, NV 89113

\$513,173 TopHap Estimate · \$215 / ft² · confidence 93 · as of Jul 14, 2026



5
BEDS

3
BATHS

2,389 ft²
LIVING AREA

3,920 ft²
LOT SIZE

1997
YEAR BUILT

2
STORIES

10
ROOMS

2
PARKING

VALUATION

\$513K

\$475K low

\$551K high

Last Sale

\$372,351 · Jun 25, 2026

Est. Owner Equity

\$513,173

TAX & ASSESSMENT

Property Tax	\$2,329 (2026)
Assessed Value	\$130,323
Previous Assessed	\$129,196
Assessor Market Value	\$280,743

PROPERTY FACTS

Property Type	Single Family Residence
Style	Bi-Level
County	CLARK
Lot (acres)	0.09
Construction	Frame (Unspecified)
Roof	Concrete
Heating	Forced Air With Air Conditioning
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Patio · 248 ft²

Porch · 248 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
Jun 22, 2026	Non-arms-length	Bargain And Sale Deed	\$372,351	\$156	
Dec 9, 2011	Resale	Bargain And Sale Deed	\$172,000	\$72	\$165K
Dec 8, 2011	Quitclaim	Quit Claim Transfer			
May 9, 2011	Foreclosure sale	Trustees Deed	\$153,000	\$64	
Sep 26, 2005	Quitclaim	Quit Claim Transfer			\$329K
Mar 24, 2004	Resale	Grant Deed	\$339,500	\$142	\$285K
Mar 22, 2004	Quitclaim	Quit Claim Transfer			

Dec 8, 2003	Quitclaim	Quit Claim Transfer			\$172K
Aug 4, 2003	Resale	Grant Deed	\$214,290	\$90	
Sep 25, 2002	Resale	Grant Deed	\$219,000	\$92	
Jan 28, 1999	Resale	Grant Deed	\$152,000	\$64	\$144K
Nov 18, 1998	Non-arms-length	Trustees Deed	\$135,502	\$57	
Oct 30, 1996	Resale	Grant Deed	\$153,500	\$64	\$115K

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	1.0 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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