

Single Family Residence **RESIDENTIAL**

9056 RUSTY RIFLE AVE

LAS VEGAS, NV 89143

\$549,506 TopHap Estimate · \$195 / ft² · confidence 99 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,816 ft²

LIVING AREA

0.13 ac

LOT SIZE

2004

YEAR BUILT

2

STORIES

7

ROOMS

2

PARKING

VALUATION

\$550K

\$544K low

\$555K high

Last Sale

\$225,000 · Jan 23, 2009

Est. Owner Equity

\$294,767

Loan-to-Value

47%

TAX & ASSESSMENT

Property Tax	\$2,669 (2026)
Assessed Value	\$143,591
Previous Assessed	\$145,677
Assessor Market Value	\$410,260

PROPERTY FACTS

Property Type	Single Family Residence
County	Clark
Lot (acres)	0.13
Construction	Frame (Unspecified)
Roof	Tile
Heating	Forced Air
Cooling	Central
Fireplace	Yes
Garage	Garage, Built-in

Porch · 42 ft²

Sprinklers

CLIMATE RISK

1 FLOOD	1 WILDFIRE	83 HEAT	1 STORM	100 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Nov 7, 2012	Quitclaim	Quit Claim Transfer			
Jan 7, 2008	Resale	Bargain And Sale Deed	\$225,000	\$80	\$222K
Sep 9, 2008	Foreclosure sale	Trustees Deed	\$394,998	\$140	
Aug 16, 2006	Resale	Grant Deed	\$439,000	\$156	\$351K
Jun 28, 2004	Resale	Grant Deed	\$420,000	\$149	\$336K
Jun 23, 2004	Quitclaim	Quit Claim Transfer			
Apr 2, 2004	Resale	Grant Deed	\$275,240	\$98	\$220K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
James Bilbray Elementary School	Elementary	KG–5	0.4 mi
Arbor View High School	High	9–12	2.2 mi
Ralph L. Cadwallader Middle School	Middle	6–8	2.5 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 89143

27 CRIME INDEX	91 AIR POLLUTION	15,127 POPULATION	\$91K MEDIAN IN-COME	63°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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