

Single Family Residence **RESIDENTIAL**

9060 RUSTY RIFLE AVE

LAS VEGAS, NV 89143

\$522,221 TopHap Estimate · \$241 / ft² · confidence 97 · as of Jun 23, 2026



4
BEDS

3
BATHS

2,166 ft²
LIVING AREA

0.13 ac
LOT SIZE

2004
YEAR BUILT

2
STORIES

7
ROOMS

2
PARKING

VALUATION

\$522K

\$507K low

\$538K high

Last Sale

\$122,000 · Aug 2, 2011

Est. Owner Equity

\$424,621

Loan-to-Value

19%

TAX & ASSESSMENT

Property Tax	\$2,948 (2026)
Assessed Value	\$128,093
Previous Assessed	\$129,075
Assessor Market Value	\$365,980

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 · 231 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
Jul 29, 2011	Resale	Bargain And Sale Deed	\$122,000	\$56	\$98K
Apr 28, 2004	Resale	Grant Deed	\$283,290	\$131	\$227K

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.

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 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.

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 OWNERSHIP

Occupancy	Absentee owner
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