

Single Family Residence **RESIDENTIAL**

9064 RUSTY RIFLE AVE

LAS VEGAS, NV 89143

\$626,558 TopHap Estimate · \$222 / ft² · confidence 96 · as of Jul 14, 2026



6

BEDS

4

BATHS

2,816 ft²

LIVING AREA

0.15 ac

LOT SIZE

2004

YEAR BUILT

2

STORIES

9

ROOMS

2

PARKING

VALUATION

\$627K

\$603K low

\$650K high

Last Sale

\$285,000 · Oct 29, 2015

Est. Owner Equity

\$226,558

Loan-to-Value

62%

TAX & ASSESSMENT

Property Tax	\$4,501 (2026)
Assessed Value	\$179,674
Previous Assessed	\$183,516
Assessor Market Value	\$513,354

PROPERTY FACTS

Property Type	Single Family Residence
County	Clark
Lot (acres)	0.15
Construction	Frame (Unspecified)
Roof	Tile
Heating	Forced Air
Cooling	Central
Fireplace	Yes
Garage	Garage, Built-in
Pool	Pool W/Hot Tub/Spa

Deck · 528 ft²

Porch · 291 ft²

Sprinklers

CLIMATE RISK

1
FLOOD

1
WILDFIRE

83
HEAT

1
STORM

100
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Oct 27, 2015	Resale	Bargain And Sale Deed	\$285,000	\$101	\$228K
Apr 1, 2004	Resale	Grant Deed	\$303,170	\$108	\$255K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
James Bilbray Elementary School	Elementary	KG–5	0.4 mi
Arbor View High School	High	9–12	2.3 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
--------------------------	----------------------------	-----------------------------	--------------------------------	-------------------------	------------------------

Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
-----------	-----------------------