

Single Family Residence **RESIDENTIAL**

# 9040 RUSTY RIFLE AVE

LAS VEGAS, NV 89143

**\$504,530** TopHap Estimate · \$244 / ft<sup>2</sup> · confidence 95 · as of Jul 14, 2026



**3**  
BEDS

**3**  
BATHS

**2,067 ft<sup>2</sup>**  
LIVING AREA

**0.13 ac**  
LOT SIZE

**2004**  
YEAR BUILT

**2**  
STORIES

**6**  
ROOMS

**2**  
PARKING

## VALUATION

**\$505K**

\$480K low

\$529K high

Last Sale

**\$220,000 · May 20, 2016**

Est. Owner Equity

**\$0**

Loan-to-Value

**122%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$2,691 (2026) |
| Assessed Value        | \$137,840      |
| Previous Assessed     | \$140,000      |
| Assessor Market Value | \$393,829      |

## 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        |
| Pool          | Yes                     |

Deck · 400 ft²

Porch · 283 ft²

Sprinklers

## CLIMATE RISK

|            |               |            |            |                |
|------------|---------------|------------|------------|----------------|
| 1<br>FLOOD | 1<br>WILDFIRE | 83<br>HEAT | 1<br>STORM | 100<br>DROUGHT |
|------------|---------------|------------|------------|----------------|

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

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                  | PRICE     | \$/FT² | LOAN   |
|--------------|-----------|-----------------------|-----------|--------|--------|
| Jun 10, 2016 | Quitclaim | Quit Claim Transfer   |           |        |        |
| May 18, 2016 | Resale    | Bargain And Sale Deed | \$220,000 | \$106  | \$216K |
| May 19, 2016 | Quitclaim | Quit Claim Transfer   |           |        |        |
| Mar 30, 2004 | Resale    | Grant Deed            | \$243,020 | \$118  | \$219K |

## 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

|                          |                            |                             |                                |                         |                        |
|--------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>27</b><br>CRIME INDEX | <b>91</b><br>AIR POLLUTION | <b>15,127</b><br>POPULATION | <b>\$91K</b><br>MEDIAN IN-COME | <b>63°F</b><br>AVG TEMP | <b>85%</b><br>SUNSHINE |
|--------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

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

## OWNERSHIP

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