

Single Family Residence **RESIDENTIAL**

9028 RUSTY RIFLE AVE

LAS VEGAS, NV 89143

\$615,513 TopHap Estimate · \$219 / ft² · confidence 95 · 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

\$616K

\$585K low

\$646K high

Last Sale

\$207,000 · Jul 25, 2013

Est. Owner Equity

\$335,513

Loan-to-Value

47%

TAX & ASSESSMENT

Property Tax	\$2,753 (2026)
Assessed Value	\$154,077
Previous Assessed	\$157,136
Assessor Market Value	\$440,220

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 · 390 ft² Patio · 390 ft² Porch · 42 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
Jul 23, 2013	Resale	Grant Deed	\$207,000	\$74	\$203K
Dec 9, 2004	Resale	Grant Deed	\$395,000	\$140	\$260K
Mar 31, 2004	Resale	Grant Deed	\$286,560	\$102	\$272K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
James Bilbray Elementary School	Elementary	KG–5	0.5 mi
Arbor View High School	High	9–12	2.2 mi

Ralph L. Cadwallader Middle School	Middle	6–8	2.4 mi
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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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