

Single Family Residence **RESIDENTIAL**

8921 RUSTY RIFLE AVE

LAS VEGAS, NV 89143

\$408,343 TopHap Estimate · \$280 / ft² · confidence 93 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,456 ft²

LIVING AREA

0.12 ac

LOT SIZE

2000

YEAR BUILT

1

STORIES

5

ROOMS

2

PARKING

VALUATION

\$408K

\$380K low

\$437K high

Last Sale

\$177,000 · Aug 14, 2015

Est. Owner Equity

\$218,343

Loan-to-Value

48%

TAX & ASSESSMENT

Property Tax	\$1,964 (2026)
Assessed Value	\$95,965
Previous Assessed	\$97,065
Assessor Market Value	\$241,566

PROPERTY FACTS

Property Type	Single Family Residence
County	CLARK
Lot (acres)	0.12
Construction	Frame (Unspecified)
Roof	Concrete
Heating	Forced Air With Air Conditioning
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Patio · 85 ft²

Porch · 85 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
Sep 8, 2025	Quitclaim	Quit Claim Transfer			
Sep 20, 2021	Financing	Intrafamily Transfer			\$190K
Jul 16, 2015	Resale	Bargain And Sale Deed	\$177,000	\$122	
Aug 12, 2015	Recorded document	Grant Deed			
Nov 3, 2008	Resale	Bargain And Sale Deed	\$150,000	\$103	\$148K
Aug 19, 2008	Non-arms-length	Trustees Deed	\$123,500	\$85	
Oct 25, 2007	Recorded document	Warranty Deed			
Mar 23, 2005	Resale	Grant Deed	\$270,000	\$185	\$216K

Apr 18, 2000	Resale	Grant Deed	\$135,500	\$93	\$134K
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ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
James Bilbray Elementary School	Elementary	KG–5	0.6 mi
Arbor View High School	High	9–12	2.1 mi
Ralph L. Cadwallader Middle School	Middle	6–8	2.3 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	Absentee owner
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