

Single Family Residence **RESIDENTIAL**

8905 RUSTY RIFLE AVE

LAS VEGAS, NV 89143

\$532,942 TopHap Estimate · \$230 / ft² · confidence 97 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,315 ft²

LIVING AREA

0.12 ac

LOT SIZE

2000

YEAR BUILT

2

STORIES

8

ROOMS

2

PARKING

VALUATION

\$533K

\$515K low

\$550K high

Last Sale

\$500,000 · May 18, 2023

Est. Owner Equity

\$41,999

Loan-to-Value

93%

TAX & ASSESSMENT

Property Tax	\$2,390 (2026)
Assessed Value	\$126,664
Previous Assessed	\$129,158
Assessor Market Value	\$361,897

PROPERTY FACTS

Property Type	Single Family Residence
Style	2 Story Plus
County	Clark
Lot (acres)	0.12
Construction	Frame (Unspecified)
Roof	Tile
Heating	Forced Air
Cooling	Central
Fireplace	Yes
Garage	Garage, Built-in
Pool	Yes

Deck · 310 ft²

Patio · 310 ft²

Porch · 36 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
May 16, 2023	Resale	Bargain And Sale Deed	\$500,000	\$216	\$491K
Apr 1, 2004	Financing	Trustees Deed			\$34K
Mar 16, 2000	Resale	Grant Deed	\$163,500	\$71	\$155K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
James Bilbray Elementary School	Elementary	KG–5	0.6 mi
Arbor View High School	High	9–12	2.0 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	Owner occupied
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