

Single Family Residence

RESIDENTIAL

4051 RUSSIAN RIDER DR

LAS VEGAS, NV 89122

\$409,187 TopHap Estimate · \$215 / ft² · confidence 95 · as of Jun 23, 2026

3

BEDS

2

BATHS

1,904 ft²

LIVING AREA

0.12 ac

LOT SIZE

2006

YEAR BUILT

1

STORIES

5

ROOMS

2

PARKING

VALUATION

\$409K

\$389K low

\$430K high

Last Sale

\$279,900 · Jul 9, 2018

Est. Owner Equity

\$86,687

Loan-to-Value

79%

TAX & ASSESSMENT

Property Tax

\$2,613 (2026)

Assessed Value

\$130,946

Previous Assessed

\$132,872

Assessor Market Value

\$374,131

PROPERTY FACTS

Property Type	Single Family Residence
County	Clark
Lot (acres)	0.12
Construction	Frame (Unspecified)
Roof	Tile
Heating	Forced Air
Cooling	Central
Garage	Garage, Attached

Porch · 158 ft²

Sprinklers

CLIMATE RISK

1 FLOOD	79 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 6, 2018	Resale	Bargain And Sale Deed	\$279,900	\$147	\$272K
May 13, 2009	Resale	Bargain And Sale Deed	\$173,000	\$91	\$167K
Jan 28, 2009	Non-arms-length	Trustees Deed	\$142,500	\$75	
Feb 1, 2006	Resale	Grant Deed	\$302,465	\$159	\$256K
Feb 1, 2006	Recorded document	Grant Deed			
Feb 1, 2006	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Cynthia Cunningham Elementary School	Elementary	KG–5	0.5 mi
Chaparral High School	High	9–12	2.5 mi
Kathleen & Tim Harney Middle School	Middle	6–8	2.9 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 89122

101 CRIME INDEX	74 AIR POLLUTION	57,316 POPULATION	\$53K MEDIAN IN-COME	68°F AVG TEMP	85% SUNSHINE
---------------------------	----------------------------	-----------------------------	--------------------------------	-------------------------	------------------------

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

OWNERSHIP

Occupancy	Absentee owner
-----------	-----------------------