

Single Family Residence **RESIDENTIAL**

7046 RUSSELL RANCH AVE

LAS VEGAS, NV 89113

\$502,892 TopHap Estimate · \$360 / ft² · confidence 83 · as of Jun 23, 2026



3
BEDS

2
BATHS

1,395 ft²
LIVING AREA

0.12 ac
LOT SIZE

1996
YEAR BUILT

1
STORIES

5
ROOMS

2
PARKING

VALUATION

\$503K

\$417K low

\$588K high

Last Sale

\$120,500 · Jun 24, 1996

Est. Owner Equity

\$396,492

Loan-to-Value

21%

TAX & ASSESSMENT

Property Tax	\$1,948 (2026)
Assessed Value	\$107,608
Previous Assessed	\$106,304
Assessor Market Value	\$307,451

PROPERTY FACTS

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

Patio · 228 ft²

Porch · 228 ft²

Sprinklers

CLIMATE RISK

25
FLOOD

68
WILDFIRE

82
HEAT

1
STORM

100
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: 0.2 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Nov 1, 2016	Quitclaim	Quit Claim Transfer			
Sep 28, 2001	Quitclaim	Quit Claim Transfer			\$106K
Jun 24, 1996	Resale	Grant Deed	\$120,500	\$86	\$119K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Durango High School	High	9–12	0.3 mi
Grant Sawyer Middle School	Middle	6–8	0.6 mi

Marion B. Earl Elementary School	Elementary	KG–5	1.0 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 89113

105 CRIME INDEX	102 AIR POLLUTION	34,196 POPULATION	\$88K MEDIAN IN-COME	65°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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