

Single Family Residence **RESIDENTIAL**

# 7054 RUSSELL RANCH AVE

LAS VEGAS, NV 89113

**\$510,681** TopHap Estimate · \$214 / ft<sup>2</sup> · confidence 94 · as of Jul 14, 2026



**5**  
BEDS

**3**  
BATHS

**2,389 ft<sup>2</sup>**  
LIVING AREA

**3,920 ft<sup>2</sup>**  
LOT SIZE

**1996**  
YEAR BUILT

**2**  
STORIES

**10**  
ROOMS

**2**  
PARKING

## VALUATION

**\$511K**

\$480K low

\$542K high

Last Sale

**\$166,000 · Jun 20, 1996**

Est. Owner Equity

**\$190,681**

Loan-to-Value

**68%**

## TAX & ASSESSMENT

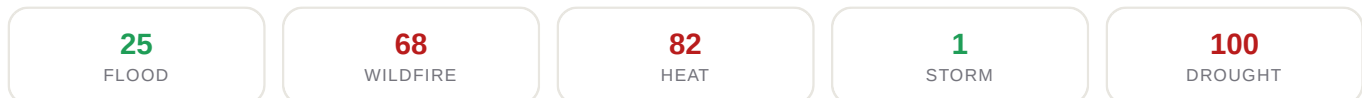
|                       |                |
|-----------------------|----------------|
| Property Tax          | \$2,139 (2026) |
| Assessed Value        | \$128,971      |
| Previous Assessed     | \$127,968      |
| Assessor Market Value | \$368,489      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | 2 Story Plus            |
| County        | Clark                   |
| Lot (acres)   | 0.09                    |
| Construction  | Frame (Unspecified)     |
| Roof          | Tile                    |
| Heating       | Forced Air              |
| Cooling       | Central                 |
| Fireplace     | Yes                     |
| Garage        | Garage, Built-in        |

Patio · 248 ft²    Porch · 248 ft²    Sprinklers

## CLIMATE RISK



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

## TRANSACTION HISTORY

| DATE         | TYPE   | DEED       | PRICE     | \$/FT² | LOAN   |
|--------------|--------|------------|-----------|--------|--------|
| Oct 9, 2002  | Resale | Grant Deed | \$255,000 | \$107  | \$192K |
| Jun 20, 1996 | Resale | Grant Deed | \$165,384 | \$69   | \$157K |

## 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   |

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

|                                       |                                         |                                         |                                            |                                     |                                    |
|---------------------------------------|-----------------------------------------|-----------------------------------------|--------------------------------------------|-------------------------------------|------------------------------------|
| <div>105</div> <div>CRIME INDEX</div> | <div>102</div> <div>AIR POLLUTION</div> | <div>34,196</div> <div>POPULATION</div> | <div>\$88K</div> <div>MEDIAN IN-COME</div> | <div>65°F</div> <div>AVG TEMP</div> | <div>85%</div> <div>SUNSHINE</div> |
|---------------------------------------|-----------------------------------------|-----------------------------------------|--------------------------------------------|-------------------------------------|------------------------------------|

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

| OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Owner occupied |
|-----------|----------------|