

Single Family Residence **RESIDENTIAL**

# 4095 RUSSIAN RIDER DR

LAS VEGAS, NV 89122

**\$606,436** TopHap Estimate · \$214 / ft<sup>2</sup> · confidence 95 · as of Jul 14, 2026



**4**  
BEDS

**3**  
BATHS

**2,836 ft<sup>2</sup>**  
LIVING AREA

**0.28 ac**  
LOT SIZE

**2006**  
YEAR BUILT

**1**  
STORIES

**9**  
ROOMS

**2**  
PARKING

## VALUATION

**\$606K**

\$574K low

\$639K high

Last Sale

**\$392,100 · Apr 24, 2006**

Est. Owner Equity

**\$6,436**

Loan-to-Value

**99%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$4,002 (2026) |
| Assessed Value        | \$192,856      |
| Previous Assessed     | \$194,023      |
| Assessor Market Value | \$551,017      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | Clark                   |
| Lot (acres)   | 0.28                    |
| Construction  | Frame (Unspecified)     |
| Roof          | Tile                    |
| Heating       | Forced Air              |
| Cooling       | Central                 |
| Garage        | Garage, Attached        |
| Pool          | Pool W/Hot Tub/Spa      |

Deck · 300 ft²

Porch · 192 ft²

Sprinklers

## CLIMATE RISK

1

FLOOD

61

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   |
|--------------|-----------|----------------------|-----------|--------|--------|
| Oct 14, 2025 | Financing | Intrafamily Transfer |           |        | \$600K |
| Aug 4, 2025  | Financing | Intrafamily Transfer |           |        |        |
| Jun 3, 2013  | Quitclaim | Quit Claim Transfer  |           |        |        |
| Apr 17, 2006 | Resale    | Grant Deed           | \$392,100 | \$138  | \$303K |

## ASSIGNED SCHOOLS

| SCHOOL                               | LEVEL      | GRADES | DISTANCE |
|--------------------------------------|------------|--------|----------|
| Cynthia Cunningham Elementary School | Elementary | KG–5   | 0.5 mi   |
| Chaparral High School                | High       | 9–12   | 2.4 mi   |
| Kathleen & Tim Harney Middle School  | Middle     | 6–8    | 3.0 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 89122

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

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

## OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|