

Single Family Residence

**RESIDENTIAL**

# 4079 RUSSIAN RIDER DR

LAS VEGAS, NV 89122

**\$570,512** TopHap Estimate · \$216 / ft<sup>2</sup> · confidence 94 · as of Jul 14, 2026



**4**

BEDS

**2**

BATHS

**2,647 ft<sup>2</sup>**

LIVING AREA

**0.18 ac**

LOT SIZE

**2006**

YEAR BUILT

**1**

STORIES

**9**

ROOMS

**2**

PARKING

## VALUATION

**\$571K**

\$537K low

\$604K high

Last Sale

**\$381,083 · Apr 18, 2006**

Est. Owner Equity

**\$259,954**

Loan-to-Value

**55%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$2,702 (2026) |
| Assessed Value        | \$178,322      |
| Previous Assessed     | \$181,999      |
| Assessor Market Value | \$509,491      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | Clark                   |
| Lot (acres)   | 0.18                    |
| Construction  | Frame (Unspecified)     |
| Roof          | Tile                    |
| Heating       | Forced Air              |
| Cooling       | Central                 |
| Garage        | Garage, Attached        |
| Pool          | Pool W/Hot Tub/Spa      |

Deck · 400 ft²   Patio · 400 ft²   Porch · 192 ft²   Sprinklers

## CLIMATE RISK

|                   |                       |                   |                   |                       |
|-------------------|-----------------------|-------------------|-------------------|-----------------------|
| <b>1</b><br>FLOOD | <b>61</b><br>WILDFIRE | <b>83</b><br>HEAT | <b>1</b><br>STORM | <b>100</b><br>DROUGHT |
|-------------------|-----------------------|-------------------|-------------------|-----------------------|

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

## TRANSACTION HISTORY

| DATE         | TYPE   | DEED       | PRICE     | \$/FT² | LOAN   |
|--------------|--------|------------|-----------|--------|--------|
| Apr 13, 2006 | Resale | Grant Deed | \$381,083 | \$144  | \$267K |

## 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-<br>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> |
|-----------|-----------------------|