

Single Family Residence **RESIDENTIAL**

4057 RUSSIAN RIDER DR

LAS VEGAS, NV 89122

\$421,850 TopHap Estimate · \$244 / ft² · confidence 95 · as of Jul 14, 2026

3
BEDS

2
BATHS

1,726 ft²
LIVING AREA

0.12 ac
LOT SIZE

2006
YEAR BUILT

1
STORIES

5
ROOMS

2
PARKING

VALUATION

\$422K

\$403K low

\$441K high

Last Sale

\$307,010 · Feb 6, 2006

Est. Owner Equity

\$121,850

Loan-to-Value

72%

TAX & ASSESSMENT

Property Tax

\$1,789 (2026)

Assessed Value

\$121,204

Previous Assessed

\$122,895

Assessor Market Value

\$346,297

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 · 33 ft²

Sprinklers

CLIMATE RISK

1

FLOOD

65

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
Dec 18, 2006	Quitclaim	Quit Claim Transfer			
Feb 7, 2006	Recorded document	Grant Deed			
Feb 1, 2006	Resale	Bargain And Sale Deed	\$307,010	\$178	\$300K

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

OWNERSHIP

Occupancy	Owner occupied
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