

Single Family Residence **RESIDENTIAL**

7091 RUSSELL RANCH AVE

LAS VEGAS, NV 89113

\$446,526 TopHap Estimate · \$219 / ft² · confidence 96 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,037 ft²

LIVING AREA

3,920 ft²

LOT SIZE

1997

YEAR BUILT

2

STORIES

8

ROOMS

2

PARKING

VALUATION

\$447K

\$429K low

\$464K high

Last Sale

\$224,000 · Aug 12, 2014

Est. Owner Equity

\$270,526

Loan-to-Value

41%

TAX & ASSESSMENT

Property Tax	\$2,654 (2026)
Assessed Value	\$121,126
Previous Assessed	\$119,901
Assessor Market Value	\$346,074

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 · 64 ft²

Porch · 64 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
Aug 8, 2014	Resale	Bargain And Sale Deed	\$224,000	\$110	\$176K
Apr 21, 2005	Quitclaim	Quit Claim Transfer			\$200K
May 26, 2004	Non-arms-length	Grant Deed	\$238,000	\$117	\$30K
Apr 2, 2001	Quitclaim	Quit Claim Transfer			\$143K
Dec 27, 1996	Resale	Grant Deed	\$143,000	\$70	\$136K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Durango High School	High	9–12	0.4 mi
Grant Sawyer Middle School	Middle	6–8	0.7 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

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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