

Single Family Residence **RESIDENTIAL**

8900 RUSTY RIFLE AVE

LAS VEGAS, NV 89143

\$554,342 TopHap Estimate · \$249 / ft² · confidence 95 · as of Jul 14, 2026



3

BEDS

2

BATHS

2,230 ft²

LIVING AREA

0.18 ac

LOT SIZE

1999

YEAR BUILT

1

STORIES

7

ROOMS

2

PARKING

VALUATION

\$554K

\$526K low

\$583K high

Last Sale

\$549,900 · Mar 11, 2026

Est. Owner Equity

\$195,442

Loan-to-Value

65%

TAX & ASSESSMENT

Property Tax	\$2,536 (2026)
Assessed Value	\$132,158
Previous Assessed	\$134,500
Assessor Market Value	\$334,903

PROPERTY FACTS

Property Type	Single Family Residence
County	CLARK
Lot (acres)	0.18
Construction	Frame (Unspecified)
Roof	Concrete
Heating	Forced Air With Air Conditioning
Cooling	Central
Garage	Garage, Attached
Pool	Yes

Deck · 310 ft²

Patio · 310 ft²

Porch · 507 ft²

Sprinklers

CLIMATE RISK

1 FLOOD	1 WILDFIRE	83 HEAT	1 STORM	100 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Feb 23, 2026	Resale	Bargain And Sale Deed	\$549,900	\$247	\$359K
Nov 10, 2020	Resale	Bargain And Sale Deed	\$391,501	\$176	\$310K
Sep 18, 2014	Resale	Grant Deed	\$283,000	\$127	\$281K
Sep 18, 2014	Quitclaim	Quit Claim Transfer			
Sep 13, 2010	Quitclaim	Quit Claim Transfer			
Sep 1, 2010	Resale	Bargain And Sale Deed	\$210,000	\$94	\$215K
Feb 23, 1999	Resale	Grant Deed	\$145,500	\$65	\$145K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
James Bilbray Elementary School	Elementary	KG–5	0.6 mi
Arbor View High School	High	9–12	2.0 mi
Ralph L. Cadwallader Middle School	Middle	6–8	2.3 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 89143

27 CRIME INDEX	91 AIR POLLUTION	15,127 POPULATION	\$91K MEDIAN IN-COME	63°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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