

Single Family Residence **RESIDENTIAL**

8904 RUSTY RIFLE AVE

LAS VEGAS, NV 89143

\$539,730 TopHap Estimate · \$242 / ft² · confidence 90 · 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

\$540K

\$488K low

\$591K high

Last Sale

\$515,000 · Aug 5, 2024

Est. Owner Equity

\$539,730

TAX & ASSESSMENT

Property Tax	\$2,335 (2026)
Assessed Value	\$131,553
Previous Assessed	\$134,081
Assessor Market Value	\$333,637

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 · 300 ft² Patio · 300 ft² Porch · 75 ft² Sprinklers

CLIMATE RISK

1
FLOOD

1
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
Jul 19, 2024	Resale	Bargain And Sale Deed	\$515,000	\$231	
May 21, 2022	Financing	Intrafamily Transfer			\$402K
Feb 2, 2021	Financing	Intrafamily Transfer			\$288K
Jun 1, 2020	Financing	Grant Deed			\$247K
Oct 10, 2017	Quitclaim	Quit Claim Transfer			\$252K
Jun 20, 2015	Quitclaim	Quit Claim Transfer			
Aug 12, 2014	Resale	Grant Deed	\$215,000	\$96	\$234K
Jun 24, 1999	Resale	Grant Deed	\$162,500	\$73	\$154K

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	Owner occupied
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