

Single Family Residence

**RESIDENTIAL**

# 8908 RUSTY RIFLE AVE

LAS VEGAS, NV 89143

**\$540,502** TopHap Estimate · \$275 / ft<sup>2</sup> · confidence 96 · as of Jul 14, 2026



**3**

BEDS

**2**

BATHS

**1,962 ft<sup>2</sup>**

LIVING AREA

**0.18 ac**

LOT SIZE

**1999**

YEAR BUILT

**1**

STORIES

**5**

ROOMS

**2**

PARKING

## VALUATION

**\$541K**

**\$519K low**

**\$562K high**

Last Sale

**\$360,000 · Jun 14, 2019**

Est. Owner Equity

**\$540,502**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$2,651 (2026) |
| Assessed Value        | \$124,661      |
| Previous Assessed     | \$126,843      |
| Assessor Market Value | \$316,109      |

## 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 · 306 ft²

Patio · 306 ft²

Porch · 299 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   |
|--------------|-----------|-----------------------|-----------|--------|--------|
| Sep 22, 2025 | Financing | Intrafamily Transfer  |           |        |        |
| Jun 10, 2019 | Resale    | Grant Deed            | \$360,000 | \$183  |        |
| Oct 28, 2014 | Resale    | Grant Deed            | \$269,900 | \$138  | \$265K |
| Oct 29, 2014 | Quitclaim | Quit Claim Transfer   |           |        |        |
| Aug 24, 2010 | Resale    | Grant Deed            | \$150,000 | \$76   |        |
| Aug 26, 2005 | Resale    | Bargain And Sale Deed | \$365,000 | \$186  | \$329K |
| May 26, 1999 | Resale    | Grant Deed            | \$140,000 | \$71   | \$134K |

## ASSIGNED SCHOOLS

| SCHOOL                             | LEVEL      | GRADES | DISTANCE |
|------------------------------------|------------|--------|----------|
| James Bilbray Elementary School    | Elementary | KG–5   | 0.6 mi   |
| Arbor View High School             | High       | 9–12   | 2.1 mi   |
| Ralph L. Cadwallader Middle School | Middle     | 6–8    | 2.4 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

|                          |                            |                             |                                |                         |                        |
|--------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>27</b><br>CRIME INDEX | <b>91</b><br>AIR POLLUTION | <b>15,127</b><br>POPULATION | <b>\$91K</b><br>MEDIAN IN-COME | <b>63°F</b><br>AVG TEMP | <b>85%</b><br>SUNSHINE |
|--------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

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

## OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Absentee owner |
|-----------|----------------|