

Single Family Residence

RESIDENTIAL

8916 RUSTY RIFLE AVE

LAS VEGAS, NV 89143

\$456,424 TopHap Estimate · \$265 / ft² · confidence 96 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,720 ft²

LIVING AREA

0.18 ac

LOT SIZE

1999

YEAR BUILT

1

STORIES

5

ROOMS

2

PARKING

VALUATION

\$456K

\$440K low

\$473K high

Last Sale

\$306,000 · Jun 12, 2020

Est. Owner Equity

\$155,967

Loan-to-Value

67%

TAX & ASSESSMENT

Property Tax	\$1,753 (2026)
Assessed Value	\$102,124
Previous Assessed	\$103,248
Assessor Market Value	\$291,783

PROPERTY FACTS

Property Type	Single Family Residence
Style	Single Story
County	Clark
Lot (acres)	0.18
Construction	Frame (Unspecified)
Roof	Tile
Heating	Forced Air
Cooling	Central
Garage	Garage, Attached

Patio · 30 ft²

Porch · 30 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
Jun 6, 2020	Resale	Bargain And Sale Deed	\$306,000	\$178	\$300K
Dec 3, 2013	Resale	Bargain And Sale Deed	\$170,000	\$99	\$153K
Jun 2, 1999	Resale	Grant Deed	\$128,500	\$75	\$109K

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

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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