

Single Family Residence **RESIDENTIAL**

9053 RUSTY RIFLE AVE

LAS VEGAS, NV 89143

\$467,562 TopHap Estimate · \$216 / ft² · confidence 94 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,166 ft²

LIVING AREA

0.12 ac

LOT SIZE

2004

YEAR BUILT

2

STORIES

7

ROOMS

2

PARKING

VALUATION

\$468K

\$438K low

\$497K high

Last Sale

\$232,900 · Dec 24, 2015

Est. Owner Equity

\$223,562

Loan-to-Value

53%

TAX & ASSESSMENT

Property Tax	\$2,904 (2026)
Assessed Value	\$125,893
Previous Assessed	\$127,079
Assessor Market Value	\$359,694

PROPERTY FACTS

Property Type	Single Family Residence
County	Clark
Lot (acres)	0.12
Construction	Frame (Unspecified)
Roof	Tile
Heating	Forced Air
Cooling	Central
Fireplace	Yes
Garage	Garage, Built-in

Porch · 39 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
Oct 22, 2015	Resale	Grant Deed	\$232,900	\$108	\$229K
Jul 31, 2015	Non-arms-length	Trustees Deed	\$224,000	\$103	
Jan 5, 2004	Resale	Grant Deed	\$22,850	\$11	\$223K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
James Bilbray Elementary School	Elementary	KG–5	0.4 mi
Arbor View High School	High	9–12	2.2 mi
Ralph L. Cadwallader Middle School	Middle	6–8	2.5 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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