

Single Family Residence **RESIDENTIAL**

9057 RUSTY RIFLE AVE

LAS VEGAS, NV 89143

\$525,257 TopHap Estimate · \$187 / ft² · confidence 95 · as of Jul 14, 2026



4
BEDS

3
BATHS

2,816 ft²
LIVING AREA

0.12 ac
LOT SIZE

2004
YEAR BUILT

2
STORIES

7
ROOMS

2
PARKING

VALUATION

\$525K

\$498K low

\$552K high

Last Sale

\$261,465 · Dec 23, 2003

Est. Owner Equity

\$200,507

Loan-to-Value

64%

TAX & ASSESSMENT

Property Tax	\$2,573 (2026)
Assessed Value	\$146,619
Previous Assessed	\$148,481
Assessor Market Value	\$418,911

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 · 291 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
Dec 23, 2003	Resale	Grant Deed	\$261,470	\$93	\$209K

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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