

Single Family Residence **RESIDENTIAL**

9065 RUSTY RIFLE AVE

LAS VEGAS, NV 89143

\$521,978 TopHap Estimate · \$241 / ft² · confidence 97 · 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

\$522K

\$508K low

\$536K high

Last Sale

\$344,900 · Sep 18, 2019

Est. Owner Equity

\$174,475

Loan-to-Value

64%

TAX & ASSESSMENT

Property Tax	\$2,585 (2026)
Assessed Value	\$144,147
Previous Assessed	\$146,566
Assessor Market Value	\$411,849

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
Pool	Pool W/Hot Tub/Spa

Deck · 474 ft² Patio · 474 ft² 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
Sep 4, 2019	Resale	Bargain And Sale Deed	\$344,900	\$159	\$356K
Dec 12, 2003	Resale	Grant Deed	\$221,250	\$102	\$240K

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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