

Single Family Residence **RESIDENTIAL**

# 7027 RUSSELL RANCH AVE

LAS VEGAS, NV 89113

**\$453,698** TopHap Estimate · \$223 / ft<sup>2</sup> · confidence 96 · as of Jul 14, 2026



**4**  
BEDS

**3**  
BATHS

**2,037 ft<sup>2</sup>**  
LIVING AREA

**0.1 ac**  
LOT SIZE

**1997**  
YEAR BUILT

**2**  
STORIES

**8**  
ROOMS

**2**  
PARKING

## VALUATION

**\$454K**

\$437K low

\$470K high

Last Sale

**\$236,000 · Jul 24, 2014**

Est. Owner Equity

**\$173,061**

Loan-to-Value

**62%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$2,970 (2026) |
| Assessed Value        | \$121,126      |
| Previous Assessed     | \$119,901      |
| Assessor Market Value | \$346,074      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | 2 Story Plus            |
| County        | Clark                   |
| Lot (acres)   | 0.10                    |
| Construction  | Frame (Unspecified)     |
| Roof          | Tile                    |
| Heating       | Forced Air              |
| Cooling       | Central                 |
| Fireplace     | Yes                     |
| Garage        | Garage, Built-in        |

Patio · 64 ft²

Porch · 64 ft²

Sprinklers

## CLIMATE RISK

|             |                |            |            |                |
|-------------|----------------|------------|------------|----------------|
| 25<br>FLOOD | 46<br>WILDFIRE | 82<br>HEAT | 1<br>STORM | 100<br>DROUGHT |
|-------------|----------------|------------|------------|----------------|

Scores 0–100; higher = greater projected risk. FEMA flood zone: 0.2 percent flood zone.

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                | PRICE     | \$/FT² | LOAN   |
|--------------|-----------|---------------------|-----------|--------|--------|
| Jul 1, 2014  | Resale    | Grant Deed          | \$236,000 | \$116  | \$236K |
| Jan 17, 2011 | Quitclaim | Quit Claim Transfer |           |        |        |
| Nov 4, 2009  | Quitclaim | Quit Claim Transfer |           |        |        |
| Oct 8, 2003  | Resale    | Grant Deed          | \$230,000 | \$113  | \$219K |
| Oct 4, 2001  | Resale    | Grant Deed          | \$195,000 | \$96   | \$156K |
| Nov 24, 1998 | Quitclaim | Quit Claim Transfer |           |        | \$134K |
| Oct 30, 1996 | Resale    | Grant Deed          | \$142,000 | \$70   | \$133K |

## ASSIGNED SCHOOLS

| SCHOOL                           | LEVEL      | GRADES | DISTANCE |
|----------------------------------|------------|--------|----------|
| Durango High School              | High       | 9–12   | 0.4 mi   |
| Grant Sawyer Middle School       | Middle     | 6–8    | 0.6 mi   |
| Marion B. Earl Elementary School | Elementary | KG–5   | 1.0 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 89113

|                           |                             |                             |                                |                         |                        |
|---------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>105</b><br>CRIME INDEX | <b>102</b><br>AIR POLLUTION | <b>34,196</b><br>POPULATION | <b>\$88K</b><br>MEDIAN IN-COME | <b>65°F</b><br>AVG TEMP | <b>85%</b><br>SUNSHINE |
|---------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

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

## OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Owner occupied |
|-----------|----------------|