

Single Family Residence

RESIDENTIAL

7070 RUSSELL RANCH AVE

LAS VEGAS, NV 89113

\$495,834 TopHap Estimate · \$355 / ft² · confidence 70 · as of Jun 23, 2026



3

BEDS

2

BATHS

1,395 ft²

LIVING AREA

3,920 ft²

LOT SIZE

1996

YEAR BUILT

1

STORIES

5

ROOMS

2

PARKING

VALUATION

\$496K

\$347K low

\$645K high

Last Sale

\$215,000 · Dec 16, 2016

Est. Owner Equity

\$323,834

Loan-to-Value

35%

TAX & ASSESSMENT

Property Tax	\$2,212 (2026)
Assessed Value	\$106,150
Previous Assessed	\$104,812
Assessor Market Value	\$303,286

PROPERTY FACTS

Property Type	Single Family Residence
Style	Single Story
County	Clark
Lot (acres)	0.09
Construction	Frame (Unspecified)
Roof	Tile
Heating	Forced Air
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached

Patio · 12 ft²

Porch · 12 ft²

Sprinklers

CLIMATE RISK

25 FLOOD	68 WILDFIRE	82 HEAT	1 STORM	100 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: 0.2 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Nov 7, 2016	Resale	Bargain And Sale Deed	\$215,000	\$154	\$172K
Jul 2, 2015	Quitclaim	Quit Claim Transfer			
May 10, 2012	Quitclaim	Quit Claim Transfer			
May 16, 2012	Resale	Grant Deed	\$142,000	\$102	
Nov 22, 2005	Quitclaim	Quit Claim Transfer			
Jul 9, 2002	Resale	Grant Deed	\$144,890	\$104	\$130K
Apr 28, 1998	Quitclaim	Quit Claim Transfer			\$89K
Jun 14, 1996	Resale	Grant Deed	\$120,000	\$86	\$89K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Durango High School	High	9–12	0.3 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

105 CRIME INDEX	102 AIR POLLUTION	34,196 POPULATION	\$88K MEDIAN IN-COME	65°F AVG TEMP	85% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Absentee owner
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