

Single Family Residence **RESIDENTIAL**

9113 RUSTY RIFLE AVE

LAS VEGAS, NV 89143

\$508,574 TopHap Estimate · \$246 / ft² · confidence 96 · as of Jun 23, 2026



3

BEDS

3

BATHS

2,067 ft²

LIVING AREA

0.12 ac

LOT SIZE

2004

YEAR BUILT

2

STORIES

6

ROOMS

2

PARKING

VALUATION

\$509K

\$488K low

\$529K high

Last Sale

\$285,000 · Dec 23, 2016

Est. Owner Equity

\$283,574

Loan-to-Value

44%

TAX & ASSESSMENT

Property Tax	\$2,658 (2026)
Assessed Value	\$137,270
Previous Assessed	\$139,237
Assessor Market Value	\$392,200

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	Yes

Deck · 1,300 ft² Patio · 1,300 ft² Porch · 283 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
Dec 19, 2016	Resale	Grant Deed	\$285,000	\$138	\$225K
Mar 13, 2007	Resale	Bargain And Sale Deed	\$315,000	\$152	\$215K
Sep 7, 2006	Non-arms-length	Trustees Deed	\$298,296	\$144	
Aug 3, 2005	Resale	Bargain And Sale Deed	\$349,900	\$169	\$280K
Mar 29, 2004	Resale	Grant Deed	\$232,270	\$112	
Mar 24, 2004	Non-arms-length	Grant Deed	\$232,270	\$112	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
James Bilbray Elementary School	Elementary	KG–5	0.4 mi
Arbor View High School	High	9–12	2.3 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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