

Single Family Residence **RESIDENTIAL**

9000 RUSTY RIFLE AVE

LAS VEGAS, NV 89143

\$423,212 TopHap Estimate · \$243 / ft² · confidence 95 · as of Jul 14, 2026



3
BEDS

2
BATHS

1,742 ft²
LIVING AREA

0.15 ac
LOT SIZE

2000
YEAR BUILT

2
STORIES

5
ROOMS

2
PARKING

VALUATION

\$423K

\$401K low

\$446K high

Last Sale

\$144,000 · Jul 11, 2000

Est. Owner Equity

\$237,212

Loan-to-Value

44%

TAX & ASSESSMENT

Property Tax	\$1,726 (2026)
Assessed Value	\$100,873
Previous Assessed	\$102,097
Assessor Market Value	\$288,209

PROPERTY FACTS

Property Type	Single Family Residence
Style	2 Story Plus
County	Clark
Lot (acres)	0.15
Construction	Frame (Unspecified)
Roof	Tile
Heating	Forced Air
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached

Patio · 25 ft² Porch · 25 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
Aug 4, 2025	Financing	Intrafamily Transfer			
Jul 11, 2000	Resale	Grant Deed	\$144,000	\$83	\$164K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
James Bilbray Elementary School	Elementary	KG–5	0.5 mi
Arbor View High School	High	9–12	2.1 mi
Ralph L. Cadwallader Middle School	Middle	6–8	2.4 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
--------------------------	----------------------------	-----------------------------	--------------------------------	-------------------------	------------------------

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

OWNERSHIP

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