

Single Family Residence **RESIDENTIAL**

9004 RUSTY RIFLE AVE

LAS VEGAS, NV 89143

\$430,422 TopHap Estimate · \$210 / ft² · confidence 88 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,048 ft²

LIVING AREA

0.13 ac

LOT SIZE

2000

YEAR BUILT

2

STORIES

7

ROOMS

2

PARKING

VALUATION

\$430K

\$379K low

\$482K high

Last Sale

\$171,000 · Jul 14, 2000

Est. Owner Equity

\$132,422

Loan-to-Value

68%

TAX & ASSESSMENT

Property Tax	\$2,004 (2026)
Assessed Value	\$108,164
Previous Assessed	\$109,369
Assessor Market Value	\$309,040

PROPERTY FACTS

Property Type	Single Family Residence
Style	2 Story Plus
County	Clark
Lot (acres)	0.13
Construction	Frame (Unspecified)
Roof	Tile
Heating	Forced Air
Cooling	Central
Fireplace	Yes
Garage	Garage, Built-in

Patio · 36 ft²

Porch · 36 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
Mar 27, 2024	Financing	Intrafamily Transfer			
Dec 21, 2023	Financing	Intrafamily Transfer			\$165K
Nov 15, 2010	Quitclaim	Quit Claim Transfer			
Dec 8, 2005	Quitclaim	Quit Claim Transfer			
Jul 14, 2000	Resale	Grant Deed	\$171,000	\$83	\$160K

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

OWNERSHIP

Occupancy	Owner occupied
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