

Single Family Residence **RESIDENTIAL**

# 9120 RUSTY RIFLE AVE

LAS VEGAS, NV 89143

**\$432,816** TopHap Estimate · \$258 / ft<sup>2</sup> · confidence 94 · as of Jul 14, 2026



**3**

BEDS

**2**

BATHS

**1,678 ft<sup>2</sup>**

LIVING AREA

**0.14 ac**

LOT SIZE

**2004**

YEAR BUILT

**1**

STORIES

**6**

ROOMS

**2**

PARKING

## VALUATION

**\$433K**

\$408K low

\$458K high

Last Sale

**\$275,000 · Sep 14, 2017**

Est. Owner Equity

**\$234,546**

Loan-to-Value

**45%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$2,057 (2026) |
| Assessed Value        | \$120,617      |
| Previous Assessed     | \$121,905      |
| Assessor Market Value | \$344,620      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | Clark                   |
| Lot (acres)   | 0.14                    |
| Construction  | Frame (Unspecified)     |
| Roof          | Tile                    |
| Heating       | Forced Air              |
| Cooling       | Central                 |
| Fireplace     | Yes                     |
| Garage        | Garage, Attached        |

Porch · 199 ft²

Sprinklers

## CLIMATE RISK

|            |                |            |            |                |
|------------|----------------|------------|------------|----------------|
| 1<br>FLOOD | 43<br>WILDFIRE | 83<br>HEAT | 1<br>STORM | 100<br>DROUGHT |
|------------|----------------|------------|------------|----------------|

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

## TRANSACTION HISTORY

| DATE         | TYPE            | DEED                  | PRICE     | \$/FT² | LOAN   |
|--------------|-----------------|-----------------------|-----------|--------|--------|
| Aug 23, 2017 | Resale          | Bargain And Sale Deed | \$275,000 | \$164  | \$208K |
| May 22, 2008 | Resale          | Grant Deed            | \$225,000 | \$134  | \$170K |
| Dec 4, 2007  | Non-arms-length | Trustees Deed         | \$276,608 | \$165  |        |
| Oct 25, 2005 | Resale          | Grant Deed            | \$326,000 | \$194  | \$261K |
| Oct 25, 2005 | Quitclaim       | Quit Claim Transfer   |           |        |        |
| Nov 3, 2004  | Quitclaim       | Quit Claim Transfer   |           |        |        |
| May 26, 2004 | Resale          | Grant Deed            | \$239,300 | \$143  | \$191K |

## ASSIGNED SCHOOLS

| SCHOOL                             | LEVEL      | GRADES | DISTANCE |
|------------------------------------|------------|--------|----------|
| James Bilbray Elementary School    | Elementary | KG–5   | 0.3 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

|                          |                            |                             |                                |                         |                        |
|--------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>27</b><br>CRIME INDEX | <b>91</b><br>AIR POLLUTION | <b>15,127</b><br>POPULATION | <b>\$91K</b><br>MEDIAN IN-COME | <b>63°F</b><br>AVG TEMP | <b>85%</b><br>SUNSHINE |
|--------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

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

## OWNERSHIP

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