

Single Family Residence

RESIDENTIAL

7078 RUSSELL RANCH AVE

LAS VEGAS, NV 89113

\$435,571 TopHap Estimate · \$214 / ft² · confidence 94 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,037 ft²

LIVING AREA

3,920 ft²

LOT SIZE

1996

YEAR BUILT

2

STORIES

8

ROOMS

2

PARKING

VALUATION

\$436K

\$410K low

\$461K high

Last Sale

\$325,000 · Dec 18, 2019

Est. Owner Equity

\$126,571

Loan-to-Value

71%

TAX & ASSESSMENT

Property Tax	\$1,994 (2026)
Assessed Value	\$119,277
Previous Assessed	\$118,067
Assessor Market Value	\$340,791

PROPERTY FACTS

Property Type	Single Family Residence
Style	2 Story Plus
County	Clark
Lot (acres)	0.09
Construction	Frame (Unspecified)
Roof	Tile
Heating	Forced Air
Cooling	Central
Fireplace	Yes
Garage	Garage, Built-in

Patio · 64 ft²

Porch · 64 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
Dec 17, 2019	Quitclaim	Quit Claim Transfer			
Dec 17, 2019	Resale	Bargain And Sale Deed	\$325,000	\$160	\$309K
Apr 9, 2012	Quitclaim	Quit Claim Transfer			
Mar 8, 1999	Non-arms-length	Trustees Deed	\$156,500	\$77	
Mar 8, 1999	Resale	Trustees Deed	\$156,500	\$77	\$149K
May 29, 1998	Non-arms-length	Trustees Deed	\$125,800	\$62	
Jun 28, 1996	Resale	Grant Deed	\$154,000	\$76	\$146K

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	Owner occupied
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