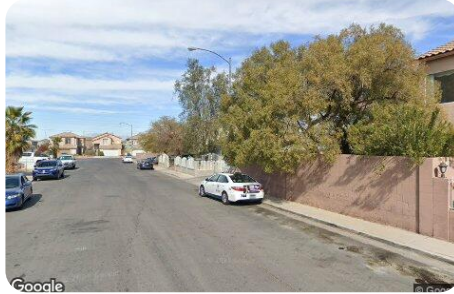


Single Family Residence **RESIDENTIAL**

7094 RUSSELL RANCH AVE

LAS VEGAS, NV 89113

\$446,753 TopHap Estimate · \$219 / ft² · confidence 95 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,037 ft²

LIVING AREA

0.12 ac

LOT SIZE

1996

YEAR BUILT

2

STORIES

8

ROOMS

2

PARKING

VALUATION

\$447K

\$425K low

\$469K high

Last Sale

\$175,000 · Nov 30, 2009

Est. Owner Equity

\$192,753

Loan-to-Value

59%

TAX & ASSESSMENT

Property Tax	\$1,960 (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)	0.12
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
Nov 23, 2009	Resale	Grant Deed	\$175,000	\$86	\$172K
Aug 31, 2009	Foreclosure sale	Trustees Deed	\$290,133	\$142	
Nov 9, 2005	Resale	Grant Deed	\$360,000	\$177	\$288K
Sep 15, 2000	Resale	Grant Deed	\$170,000	\$83	\$173K
Mar 29, 1996	Resale	Grant Deed	\$148,500	\$73	\$141K

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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