

Single Family Residence

RESIDENTIAL

9061 RUSTY RIFLE AVE

LAS VEGAS, NV 89143

\$450,219 TopHap Estimate · \$218 / ft² · confidence 93 · as of Jul 14, 2026



3

BEDS

3

BATHS

2,067 ft²

LIVING AREA

0.12 ac

LOT SIZE

2004

YEAR BUILT

2

STORIES

6

ROOMS

2

PARKING

VALUATION

\$450K

\$420K low

\$481K high

Last Sale

\$430,000 · Mar 29, 2024

Est. Owner Equity

\$125,969

Loan-to-Value

71%

TAX & ASSESSMENT

Property Tax	\$2,538 (2026)
Assessed Value	\$121,587
Previous Assessed	\$122,736
Assessor Market Value	\$347,391

PROPERTY FACTS

Property Type	Single Family Residence
County	Clark
Lot (acres)	0.12
Construction	Frame (Unspecified)
Roof	Tile
Heating	Forced Air
Cooling	Central
Fireplace	Yes
Garage	Garage, Built-in

Porch · 91 ft²

Sprinklers

CLIMATE RISK

1 FLOOD	1 WILDFIRE	83 HEAT	1 STORM	100 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Mar 20, 2024	Resale	Bargain And Sale Deed	\$430,000	\$208	\$319K
Dec 21, 2020	Resale	Bargain And Sale Deed	\$325,000	\$157	\$332K
Mar 26, 2018	Resale	Grant Deed	\$280,000	\$135	\$286K
Mar 26, 2018	Quitclaim	Quit Claim Transfer			
Dec 30, 2005	Resale	Grant Deed	\$320,000	\$155	\$256K
Dec 31, 2003	Resale	Grant Deed	\$226,830	\$110	\$198K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
James Bilbray Elementary School	Elementary	KG–5	0.4 mi
Arbor View High School	High	9–12	2.2 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

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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