

Single Family Residence **RESIDENTIAL**

9072 RUSTY RIFLE AVE

LAS VEGAS, NV 89143

\$524,251 TopHap Estimate · \$242 / ft² · confidence 96 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,166 ft²

LIVING AREA

0.15 ac

LOT SIZE

2004

YEAR BUILT

2

STORIES

7

ROOMS

2

PARKING

VALUATION

\$524K

\$501K low

\$547K high

Last Sale

\$270,000 · Sep 14, 2015

Est. Owner Equity

\$308,251

Loan-to-Value

39%

TAX & ASSESSMENT

Property Tax	\$2,554 (2026)
Assessed Value	\$146,777
Previous Assessed	\$149,000
Assessor Market Value	\$419,363

PROPERTY FACTS

Property Type	Single Family Residence
County	Clark
Lot (acres)	0.15
Construction	Frame (Unspecified)
Roof	Tile
Heating	Forced Air
Cooling	Central
Fireplace	Yes
Garage	Garage, Built-in
Pool	Pool W/Hot Tub/Spa

Deck · 605 ft² Patio · 605 ft² Porch · 231 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
Jun 3, 2020	Financing	Intrafamily Transfer			
Sep 10, 2015	Resale	Grant Deed	\$270,000	\$125	\$216K
Jul 9, 2013	Resale	Grant Deed	\$210,000	\$97	
Nov 13, 2012	Recorded document	Grant Deed			
Sep 17, 2012	Resale	Trustees Deed	\$208,140	\$96	
Feb 3, 2009	Resale	Bargain And Sale Deed	\$204,000	\$94	\$200K
Jun 20, 2006	Resale	Bargain And Sale Deed	\$409,000	\$189	\$327K
May 25, 2004	Resale	Grant Deed	\$273,700	\$126	\$293K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
James Bilbray Elementary School	Elementary	KG–5	0.4 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

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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