

Single Family Residence **RESIDENTIAL**

9044 RUSTY RIFLE AVE

LAS VEGAS, NV 89143

\$483,754 TopHap Estimate · \$223 / ft² · confidence 95 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,166 ft²

LIVING AREA

0.13 ac

LOT SIZE

2004

YEAR BUILT

2

STORIES

7

ROOMS

2

PARKING

VALUATION

\$484K

\$460K low

\$508K high

Last Sale

\$369,888 · Jun 8, 2006

Est. Owner Equity

\$140,754

Loan-to-Value

70%

TAX & ASSESSMENT

Property Tax	\$2,566 (2026)
Assessed Value	\$128,647
Previous Assessed	\$129,635
Assessor Market Value	\$321,223

PROPERTY FACTS

Property Type	Single Family Residence
Style	Bi-Level
County	CLARK
Lot (acres)	0.13
Construction	Frame (Unspecified)
Roof	Concrete
Heating	Forced Air With Air Conditioning
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

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
Aug 18, 2022	Financing	Intrafamily Transfer			\$343K
Jun 6, 2006	Quitclaim	Quit Claim Transfer			
May 31, 2006	Resale	Bargain And Sale Deed	\$369,888	\$171	\$296K
Oct 8, 2004	Quitclaim	Quit Claim Transfer			
Mar 31, 2004	Resale	Grant Deed	\$259,480	\$120	\$234K

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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