

Single Family Residence **RESIDENTIAL**

8917 RUSTY RIFLE AVE

LAS VEGAS, NV 89143

\$407,890 TopHap Estimate · \$280 / ft² · confidence 93 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,456 ft²

LIVING AREA

0.12 ac

LOT SIZE

2000

YEAR BUILT

1

STORIES

5

ROOMS

2

PARKING

VALUATION

\$408K

\$380K low

\$436K high

Last Sale

\$285,000 · Aug 24, 2006

Est. Owner Equity

\$67,890

Loan-to-Value

85%

TAX & ASSESSMENT

Property Tax	\$1,648 (2026)
Assessed Value	\$95,965
Previous Assessed	\$97,065
Assessor Market Value	\$274,186

PROPERTY FACTS

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

Patio · 85 ft²

Porch · 85 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 5, 2006	Resale	Grant Deed	\$285,000	\$196	\$228K
Mar 26, 2002	Financing	Grant Deed			\$133K
May 11, 2001	Quitclaim	Quit Claim Transfer			\$132K
Apr 5, 2000	Resale	Grant Deed	\$135,500	\$93	\$134K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
James Bilbray Elementary School	Elementary	KG–5	0.6 mi
Arbor View High School	High	9–12	2.1 mi
Ralph L. Cadwallader Middle School	Middle	6–8	2.3 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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