

Single Family Residence

RESIDENTIAL

7062 RUSSELL RANCH AVE

LAS VEGAS, NV 89113

\$416,504 TopHap Estimate · \$299 / ft² · confidence 95 · as of Jun 23, 2026



3

BEDS

2

BATHS

1,395 ft²

LIVING AREA

3,920 ft²

LOT SIZE

1996

YEAR BUILT

1

STORIES

5

ROOMS

2

PARKING

VALUATION

\$417K

\$396K low

\$437K high

Last Sale

\$440,000 · May 21, 2025

Est. Owner Equity

\$416,504

TAX & ASSESSMENT

Property Tax	\$1,950 (2026)
Assessed Value	\$107,224
Previous Assessed	\$105,911
Assessor Market Value	\$220,240

PROPERTY FACTS

Property Type	Single Family Residence
County	CLARK
Lot (acres)	0.09
Construction	Frame (Unspecified)
Roof	Concrete
Heating	Forced Air With Air Conditioning
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Patio · 12 ft²

Porch · 12 ft²

Sprinklers

CLIMATE RISK

25
FLOOD

68
WILDFIRE

82
HEAT

1
STORM

100
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: 0.2 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 20, 2025	Financing	Affidavit Of Death Of Joint Tenant			
May 20, 2025	Resale	Bargain And Sale Deed	\$440,000	\$315	
May 20, 2025	Financing	Intrafamily Transfer			
Sep 27, 2021	Resale	Bargain And Sale Deed	\$350,000	\$251	
Sep 27, 2021	Financing	Intrafamily Transfer			\$280K
Nov 1, 2019	Financing	Affidavit Of Death			\$150K
Mar 31, 2015	Financing	Affidavit Of Death			\$112K
Mar 31, 2015	Quitclaim	Quit Claim Transfer			

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Jan 21, 2014	Resale	Grant Deed	\$180,000	\$129	\$112K
Nov 5, 2009	Resale	Grant Deed	\$112,000	\$80	
Aug 14, 2009	Non-arms-length	Trustees Deed	\$112,200	\$80	
Jul 25, 2006	Resale	Grant Deed	\$285,000	\$204	\$228K
Aug 23, 1999	Resale	Grant Deed	\$131,000	\$94	\$96K
Aug 28, 1996	Resale	Grant Deed	\$114,500	\$82	\$61K

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	Absentee owner
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