

Single Family Residence **RESIDENTIAL**

# 926 RIFLE DR

HENDERSON, NV 89002

**\$419,282** TopHap Estimate · \$266 / ft<sup>2</sup> · confidence 96 · as of Jul 14, 2026



**3**

BEDS

**2**

BATHS

**1,577 ft<sup>2</sup>**

LIVING AREA

**0.14 ac**

LOT SIZE

**1991**

YEAR BUILT

**1**

STORIES

**6**

ROOMS

**2**

PARKING

## VALUATION

**\$419K**

\$402K low

\$436K high

Last Sale

**\$125,000 · Nov 27, 1996**

Est. Owner Equity

**\$262,186**

Loan-to-Value

**38%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$1,530 (2026) |
| Assessed Value        | \$83,343       |
| Previous Assessed     | \$77,167       |
| Assessor Market Value | \$238,123      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Single Story            |
| County        | Clark                   |
| Lot (acres)   | 0.14                    |
| Construction  | Frame (Unspecified)     |
| Roof          | Tile                    |
| Heating       | Forced Air              |
| Cooling       | Central                 |
| Fireplace     | Yes                     |
| Garage        | Garage, Attached        |

Patio · 320 ft²

Porch · 320 ft²

Sprinklers

## CLIMATE RISK

|            |                |            |            |                |
|------------|----------------|------------|------------|----------------|
| 1<br>FLOOD | 64<br>WILDFIRE | 85<br>HEAT | 1<br>STORM | 100<br>DROUGHT |
|------------|----------------|------------|------------|----------------|

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

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                 | PRICE     | \$/FT² | LOAN   |
|--------------|-----------|----------------------|-----------|--------|--------|
| Apr 28, 2022 | Financing | Intrafamily Transfer |           |        |        |
| Nov 22, 2013 | Quitclaim | Quit Claim Transfer  |           |        | \$122K |
| Oct 9, 2001  | Quitclaim | Quit Claim Transfer  |           |        | \$140K |
| Nov 27, 1996 | Resale    | Grant Deed           | \$125,000 | \$79   | \$112K |
| Jul 8, 1992  | Resale    | Grant Deed           | \$105,990 | \$67   |        |

## ASSIGNED SCHOOLS

| SCHOOL                             | LEVEL      | GRADES | DISTANCE |
|------------------------------------|------------|--------|----------|
| Foothill High School               | High       | 9–12   | 0.6 mi   |
| Fay Galloway Elementary School     | Elementary | KG–5   | 1.4 mi   |
| Jack & Terry Mannion Middle School | Middle     | 6–8    | 1.6 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 89002

|                          |                            |                             |                                |                         |                        |
|--------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>54</b><br>CRIME INDEX | <b>83</b><br>AIR POLLUTION | <b>38,814</b><br>POPULATION | <b>\$97K</b><br>MEDIAN IN-COME | <b>65°F</b><br>AVG TEMP | <b>85%</b><br>SUNSHINE |
|--------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

Index values: 100 = US average; lower is better.

## OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Owner occupied |
|-----------|----------------|