

Single Family Residence **RESIDENTIAL**

678 RIVERBAND PL

HENDERSON, NV 89052

\$532,826 TopHap Estimate · \$290 / ft² · confidence 94 · as of Jul 14, 2026

3
BEDS

2
BATHS

1,836 ft²
LIVING AREA

0.15 ac
LOT SIZE

1998
YEAR BUILT

1
STORIES

6
ROOMS

2
PARKING

VALUATION

\$533K

\$501K low

\$565K high

Last Sale

\$312,000 · Oct 6, 2016

Est. Owner Equity

\$491,226

Loan-to-Value

8%

TAX & ASSESSMENT

Property Tax

\$2,680 (2026)

Assessed Value

\$122,110

Previous Assessed

\$122,506

Assessor Market Value

\$296,060

PROPERTY FACTS

Property Type	Single Family Residence
County	CLARK
Lot (acres)	0.15
Construction	Frame (Unspecified)
Roof	Concrete
Heating	Forced Air With Air Conditioning
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	Yes

Deck · 200 ft²

Patio · 200 ft²

Porch · 88 ft²

Sprinklers

CLIMATE RISK

1 FLOOD	1 WILDFIRE	82 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 16, 2026	Financing	Mortgage			\$42K
Oct 1, 2016	Resale	Grant Deed	\$312,000	\$170	\$250K
Oct 1, 2016	Quitclaim	Quit Claim Transfer			
Jun 26, 2015	Quitclaim	Quit Claim Transfer			
Jun 15, 2015	Resale	Grant Deed	\$286,000	\$156	\$272K
Jul 24, 2014	Resale	Trustees Deed	\$249,000	\$136	
Jan 15, 2009	Resale	Grant Deed	\$270,000	\$147	\$266K
Sep 2, 2008	Non-arms-length	Trustees Deed	\$274,500	\$150	
Jul 10, 2006	Quitclaim	Quit Claim Transfer			
Apr 28, 2005	Resale	Grant Deed	\$409,000	\$223	\$327K
May 5, 2005	Quitclaim	Quit Claim Transfer			
Mar 3, 1999	Resale	Grant Deed	\$165,000	\$90	\$85K
Mar 12, 1998	Resale	Grant Deed	\$147,500	\$80	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Glen C. Taylor Elementary School	Elementary	KG–5	0.3 mi
Coronado High School	High	9–12	0.9 mi
Bob Miller Middle School	Middle	6–8	0.9 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 89052

77 CRIME INDEX	89 AIR POLLUTION	60,448 POPULATION	\$101K MEDIAN IN-COME	64°F AVG TEMP	85% SUNSHINE
--------------------------	----------------------------	-----------------------------	---------------------------------	-------------------------	------------------------

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

OWNERSHIP

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