

Single Family Residence **RESIDENTIAL**

396 APPLE RIVER CT

LAS VEGAS, NV 89148

\$629,320 TopHap Estimate · \$259 / ft² · confidence 96 · as of Jun 23, 2026



2
BEDS

2
BATHS

2,428 ft²
LIVING AREA

0.2 ac
LOT SIZE

2001
YEAR BUILT

1
STORIES

6
ROOMS

2
PARKING

VALUATION

\$629K

\$604K low

\$654K high

Last Sale

\$380,000 · Oct 21, 2016

Est. Owner Equity

\$629,320

TAX & ASSESSMENT

Property Tax	\$3,800 (2026)
Assessed Value	\$156,774
Previous Assessed	\$157,081
Assessor Market Value	\$447,925

PROPERTY FACTS

Property Type	Single Family Residence
Style	Single Story
County	Clark
Lot (acres)	0.20
Construction	Frame (Unspecified)
Roof	Tile
Heating	Forced Air
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached

Patio · 194 ft²

Porch · 194 ft²

Sprinklers

CLIMATE RISK

1

FLOOD

67

WILDFIRE

80

HEAT

1

STORM

100

DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 23, 2018	Quitclaim	Quit Claim Transfer			
Oct 17, 2016	Resale	Grant Deed	\$380,000	\$157	
Jun 29, 2011	Resale	Grant Deed	\$261,101	\$108	\$209K
Jun 29, 2011	Resale	Grant Deed	\$261,101	\$108	\$209K
Apr 4, 2011	Foreclosure sale	Trustees Deed	\$267,255	\$110	
Mar 25, 2008	Resale	Bargain And Sale Deed	\$337,500	\$139	\$260K
Apr 29, 2008	Quitclaim	Quit Claim Transfer			
Feb 22, 2002	Quitclaim	Quit Claim Transfer			\$185K

Dec 29, 2000	Resale	Grant Deed	\$218,000	\$90	\$157K
Jul 28, 2000	Financing	Mortgage			\$3.2M
Apr 28, 2000	Resale	Grant Deed	\$1,006,000	\$414	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Sierra Vista High School	High	9–12	0.7 mi
Wilbur & Theresa Faiss Middle School	Middle	6–8	1.4 mi
Don and Dee Snyder Elementary School	Elementary	KG–5	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 89148

70 CRIME INDEX	99 AIR POLLUTION	65,482 POPULATION	\$83K MEDIAN IN-COME	64°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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