

Single Family Residence **RESIDENTIAL**

682 RIVERBAND PL

HENDERSON, NV 89052

\$502,133 TopHap Estimate · \$291 / ft² · confidence 95 · as of Jul 14, 2026



4

BEDS

2

BATHS

1,728 ft²

LIVING AREA

0.14 ac

LOT SIZE

1999

YEAR BUILT

1

STORIES

7

ROOMS

2

PARKING

VALUATION

\$502K

\$478K low

\$527K high

Last Sale

\$261,500 · Jun 27, 2014

Est. Owner Equity

\$282,408

Loan-to-Value

44%

TAX & ASSESSMENT

Property Tax	\$2,524 (2026)
Assessed Value	\$114,903
Previous Assessed	\$114,396
Assessor Market Value	\$328,294

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 · 77 ft²

Porch · 77 ft²

Sprinklers

CLIMATE RISK

1 FLOOD	1 WILDFIRE	82 HEAT	1 STORM	100 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 20, 2020	Quitclaim	Quit Claim Transfer			
Jun 25, 2014	Resale	Bargain And Sale Deed	\$261,500	\$151	\$220K
Jan 29, 2014	Resale	Grant Deed	\$205,000	\$119	
Dec 28, 2005	Resale	Grant Deed	\$381,000	\$220	\$305K
Oct 10, 2004	Quitclaim	Quit Claim Transfer			
Apr 27, 2004	Quitclaim	Quit Claim Transfer			
May 19, 2004	Resale	Grant Deed	\$350,000	\$203	\$280K
Sep 30, 1998	Resale	Grant Deed	\$141,500	\$82	\$105K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Glen C. Taylor Elementary School	Elementary	KG–5	0.4 mi
Coronado High School	High	9–12	0.8 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
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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