

Single Family Residence **RESIDENTIAL**

696 RIVERBAND PL

HENDERSON, NV 89052

\$519,692 TopHap Estimate · \$306 / ft² · confidence 96 · as of Jul 14, 2026



4

BEDS

3

BATHS

1,700 ft²

LIVING AREA

0.17 ac

LOT SIZE

1999

YEAR BUILT

2

STORIES

6

ROOMS

2

PARKING

VALUATION

\$520K

\$499K low

\$541K high

Last Sale

\$530,000 · May 24, 2022

Est. Owner Equity

\$51,692

Loan-to-Value

93%

TAX & ASSESSMENT

Property Tax	\$3,019 (2026)
Assessed Value	\$110,531
Previous Assessed	\$109,969
Assessor Market Value	\$315,803

PROPERTY FACTS

Property Type	Single Family Residence
Style	2 Story Plus
County	Clark
Lot (acres)	0.17
Construction	Frame (Unspecified)
Roof	Tile
Heating	Forced Air
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached

Patio · 68 ft²

Porch · 68 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 24, 2022	Resale	Bargain And Sale Deed	\$530,000	\$312	\$468K
Mar 11, 2011	Resale	Grant Deed	\$165,000	\$97	
Nov 7, 2007	Quitclaim	Quit Claim Transfer			
May 23, 2006	Quitclaim	Quit Claim Transfer			\$328K
Aug 18, 2004	Quitclaim	Quit Claim Transfer			\$269K
Sep 2, 2003	Non-arms-length	Grant Deed	\$220,000	\$129	\$176K
Sep 2, 2003	Resale	Grant Deed	\$222,000	\$131	
Feb 2, 1999	Resale	Grant Deed	\$156,500	\$92	\$138K

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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