

Single Family Residence **RESIDENTIAL**

9900 ROSAMOND DR

LAS VEGAS, NV 89134

\$561,707 TopHap Estimate · \$343 / ft² · confidence 90 · as of Jul 14, 2026



2
BEDS

2
BATHS

1,637 ft²
LIVING AREA

0.16 ac
LOT SIZE

1993
YEAR BUILT

1
STORIES

5
ROOMS

2
PARKING

VALUATION

\$562K

\$508K low

\$616K high

Last Sale

\$544,000 · Feb 27, 2025

Est. Owner Equity

\$126,507

Loan-to-Value

77%

TAX & ASSESSMENT

Property Tax	\$2,511 (2026)
Assessed Value	\$104,715
Previous Assessed	\$103,228
Assessor Market Value	\$299,186

PROPERTY FACTS

Property Type	Single Family Residence
Style	Single Story
County	Clark
Lot (acres)	0.16
Construction	Frame (Unspecified)
Roof	Tile
Heating	Forced Air
Cooling	Central
Garage	Garage, Attached

Patio · 273 ft²

Porch · 273 ft²

Sprinklers

CLIMATE RISK

1

FLOOD

35

WILDFIRE

81

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 9, 2023	Resale	Bargain And Sale Deed	\$495,000	\$302	
Jul 25, 2022	Resale	Bargain And Sale Deed	\$435,000	\$266	\$392K
Jul 27, 2021	Financing	Affidavit Of Death Of Joint Tenant			
Nov 30, 1992	Resale	Grant Deed	\$147,740	\$90	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Ernest A. Becker, Sr. Middle School	Middle	6–8	1.4 mi
William Lummis Elementary School	Elementary	KG–5	1.6 mi

Palo Verde High School	High	9–12	3.3 mi
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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 89134

89 CRIME INDEX	94 AIR POLLUTION	25,403 POPULATION	\$88K MEDIAN IN-COME	63°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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