

Single Family Residence **RESIDENTIAL**

9812 ROSAMOND DR

LAS VEGAS, NV 89134

\$533,337 TopHap Estimate · \$348 / ft² · confidence 95 · as of Jul 14, 2026



2
BEDS

2
BATHS

1,533 ft²
LIVING AREA

0.14 ac
LOT SIZE

1993
YEAR BUILT

1
STORIES

4
ROOMS

2
PARKING

VALUATION

\$533K

\$504K low

\$562K high

Last Sale

\$500,000 · Mar 29, 2022

Est. Owner Equity

\$223,337

Loan-to-Value

58%

TAX & ASSESSMENT

Property Tax	\$2,410 (2026)
Assessed Value	\$103,637
Previous Assessed	\$102,133
Assessor Market Value	\$296,106

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
Garage	Garage, Attached

Patio · 224 ft²

Porch · 224 ft²

Sprinklers

CLIMATE RISK

1

FLOOD

40

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
Feb 23, 2022	Resale	Bargain And Sale Deed	\$500,000	\$326	\$310K
Aug 23, 2021	Resale	Bargain And Sale Deed	\$400,000	\$261	\$433K
Nov 13, 2018	Recorded document	Affidavit Of Death			
Nov 6, 1992	Resale	Grant Deed	\$137,450	\$90	\$15K

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

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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