

Single Family Residence **RESIDENTIAL**

9816 ROSAMOND DR

LAS VEGAS, NV 89134

\$449,515 TopHap Estimate · \$327 / ft² · confidence 91 · as of Jul 14, 2026



2
BEDS

2
BATHS

1,374 ft²
LIVING AREA

0.14 ac
LOT SIZE

1993
YEAR BUILT

1
STORIES

4
ROOMS

2
PARKING

VALUATION

\$450K

\$411K low

\$488K high

Last Sale

\$430,000 · Jul 10, 2024

Est. Owner Equity

\$389,515

Loan-to-Value

13%

TAX & ASSESSMENT

Property Tax	\$2,192 (2026)
Assessed Value	\$97,749
Previous Assessed	\$96,125
Assessor Market Value	\$279,283

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 · 163 ft²

Porch · 163 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
Feb 6, 2025	Financing	Intrafamily Transfer			
Jun 28, 2024	Resale	Bargain And Sale Deed	\$430,000	\$313	\$60K
Feb 8, 2022	Resale	Bargain And Sale Deed	\$400,000	\$291	\$250K
Nov 10, 1992	Resale	Grant Deed	\$124,270	\$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

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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