

Single Family Residence **RESIDENTIAL**

9800 ROSAMOND DR

LAS VEGAS, NV 89134

\$639,900 TopHap Estimate · \$355 / ft² · confidence 92 · as of Jul 14, 2026



2
BEDS

2
BATHS

1,804 ft²
LIVING AREA

0.22 ac
LOT SIZE

1994
YEAR BUILT

1
STORIES

5
ROOMS

2
PARKING

VALUATION

\$640K

\$586K low

\$693K high

Last Sale

\$590,000 · Apr 10, 2026

Est. Owner Equity

\$639,900

TAX & ASSESSMENT

Property Tax	\$5,838 (2026)
Assessed Value	\$114,102
Previous Assessed	\$113,163
Assessor Market Value	\$274,180

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	CLARK
Lot (acres)	0.22
Construction	Frame (Unspecified)
Roof	Concrete
Heating	Forced Air With Air Conditioning
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Patio · 271 ft²

Porch · 271 ft²

Sprinklers

CLIMATE RISK

1

FLOOD

34

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
Apr 9, 2026	Resale	Bargain And Sale Deed	\$590,000	\$327	
Jun 29, 2023	Financing	Affidavit Of Death Of Joint Tenant			
Jun 29, 2023	Resale	Bargain And Sale Deed	\$456,000	\$253	\$515K
Sep 1, 2009	Resale	Grant Deed	\$190,000	\$105	
Jun 29, 2009	Foreclosure sale	Trustees Deed	\$215,000	\$119	
Sep 15, 2005	Quitclaim	Quit Claim Transfer			
Sep 25, 2003	Quitclaim	Quit Claim Transfer			\$180K

Feb 25, 1994	Quitclaim	Quit Claim Transfer		\$110K
Dec 30, 1993	Resale	Grant Deed	\$178,500	\$99

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Ernest A. Becker, Sr. Middle School	Middle	6–8	1.3 mi
William Lummis Elementary School	Elementary	KG–5	1.5 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	Absentee owner
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