

Single Family Residence **RESIDENTIAL**

9804 ROSAMOND DR

LAS VEGAS, NV 89134

\$519,269 TopHap Estimate · \$339 / ft² · confidence 93 · 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

\$519K

\$485K low

\$553K high

Last Sale

\$365,000 · Nov 1, 2019

Est. Owner Equity

\$245,519

Loan-to-Value

51%

TAX & ASSESSMENT

Property Tax	\$2,362 (2026)
Assessed Value	\$102,470
Previous Assessed	\$100,938
Assessor Market Value	\$292,771

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 · 278 ft²

Porch · 278 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
Oct 30, 2019	Resale	Bargain And Sale Deed	\$365,000	\$238	\$274K
Jul 1, 2019	Non-arms-length	Correction Deed	\$279,000	\$182	
Jul 1, 2019	Non-arms-length	Grant Deed	\$279,000	\$182	
Apr 15, 2019	Recorded document	Affidavit Of Death			
Feb 15, 2019	Recorded document	Affidavit Of Death			
Nov 18, 2003	Quitclaim	Quit Claim Transfer			
Sep 29, 1992	Resale	Grant Deed	\$137,070	\$89	

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	Owner occupied
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