

Single Family Residence **RESIDENTIAL**

9808 ROSAMOND DR

LAS VEGAS, NV 89134

\$412,961 TopHap Estimate · \$350 / ft² · confidence 92 · as of Jul 14, 2026



2
BEDS

2
BATHS

1,179 ft²
LIVING AREA

0.14 ac
LOT SIZE

1993
YEAR BUILT

1
STORIES

4
ROOMS

2
PARKING

VALUATION

\$413K

\$381K low

\$445K high

Last Sale

\$375,000 · Dec 1, 2023

Est. Owner Equity

\$137,961

Loan-to-Value

67%

TAX & ASSESSMENT

Property Tax	\$1,999 (2026)
Assessed Value	\$91,130
Previous Assessed	\$89,325
Assessor Market Value	\$260,371

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 · 283 ft²

Porch · 283 ft²

Sprinklers

CLIMATE RISK

1

FLOOD

38

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
Sep 17, 2024	Financing	Intrafamily Transfer			
Nov 29, 2023	Resale	Bargain And Sale Deed	\$375,000	\$318	\$275K
Mar 21, 2001	Resale	Grant Deed	\$149,000	\$126	\$75K
Sep 23, 1997	Resale	Grant Deed	\$138,000	\$117	\$110K
Nov 18, 1992	Resale	Grant Deed	\$113,050	\$96	\$50K

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
--------------------------	----------------------------	-----------------------------	--------------------------------	-------------------------	------------------------

Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
-----------	----------------