

Townhouse

RESIDENTIAL

6955 FOSSIL RIM ST

NORTH LAS VEGAS, NV 89084

\$402,066

TopHap Estimate · \$202 / ft² · confidence 97 · as of Jul 14, 2026



4

BEDS

2.5

BATHS

1,989 ft²

LIVING AREA

3,977 ft²

LOT SIZE

2019

YEAR BUILT

2

STORIES

6

ROOMS

2

PARKING

VALUATION

\$402K

\$390K low

\$414K high

Last Sale

\$306,732 · Apr 17, 2020

Est. Owner Equity

\$88,428

Loan-to-Value

76%

TAX & ASSESSMENT

Property Tax	\$3,789 (2026)
Assessed Value	\$128,186
Previous Assessed	\$127,531
Assessor Market Value	\$313,306

PROPERTY FACTS

Property Type	Townhouse
Style	Townhouse
County	CLARK
Lot (acres)	0.09
Construction	Frame (Unspecified)
Roof	Concrete
Heating	Forced Air With Air Conditioning
Cooling	Central
Garage	Garage, Attached
Pool	No

Sprinklers

CLIMATE RISK

53
FLOOD

1
WILDFIRE

82
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 3, 2022	Financing	Intrafamily Transfer			
Apr 17, 2020	Resale	Bargain And Sale Deed	\$306,732	\$154	\$301K
Jul 8, 2019	Recorded document	Correction Deed			
Jul 8, 2019	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Brian & Teri Cram Middle School	Middle	6–8	0.4 mi
Ruby Duncan Elementary School	Elementary	KG–5	1.2 mi
Legacy High School	High	9–12	1.2 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 89084

5 CRIME INDEX	88 AIR POLLUTION	36,733 POPULATION	\$90K MEDIAN IN-COME	60°F AVG TEMP	85% SUNSHINE
-------------------------	----------------------------	-----------------------------	--------------------------------	-------------------------	------------------------

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

OWNERSHIP

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