

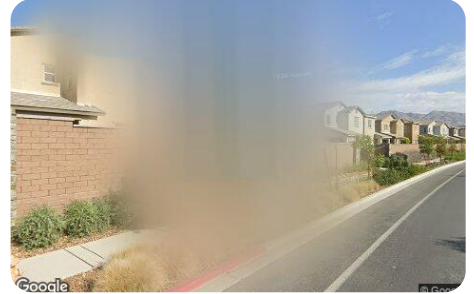
Townhouse

RESIDENTIAL

6936 FOSSIL RIM ST

NORTH LAS VEGAS, NV 89084

\$422,874 TopHap Estimate · \$191 / ft² · confidence 98 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,217 ft²

LIVING AREA

3,833 ft²

LOT SIZE

2019

YEAR BUILT

2

STORIES

6

ROOMS

2

PARKING

VALUATION

\$423K

\$414K low

\$432K high

Last Sale

\$302,003 · Nov 15, 2019

Est. Owner Equity

\$115,927

Loan-to-Value

72%

TAX & ASSESSMENT

Property Tax	\$4,016 (2026)
Assessed Value	\$137,486
Previous Assessed	\$136,686
Assessor Market Value	\$392,817

PROPERTY FACTS

Property Type	Townhouse
Style	Townhouse
County	Clark
Lot (acres)	0.09
Construction	Frame (Unspecified)
Roof	Tile
Heating	Forced Air
Cooling	Central
Garage	Garage, Built-in

Sprinklers

CLIMATE RISK

47

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	\$/FT ²	LOAN
Nov 4, 2022	Financing	Intrafamily Transfer			
Nov 11, 2019	Resale	Bargain And Sale Deed	\$302,003	\$136	\$308K
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
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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