

Townhouse

RESIDENTIAL

6943 FOSSIL RIM ST

NORTH LAS VEGAS, NV 89084

\$390,801 TopHap Estimate · \$196 / ft² · confidence 97 · as of Jul 14, 2026



4

BEDS

3

BATHS

1,989 ft²

LIVING AREA

3,977 ft²

LOT SIZE

2019

YEAR BUILT

2

STORIES

6

ROOMS

2

PARKING

VALUATION

\$391K

\$381K low

\$401K high

Last Sale

\$396,000 · Feb 14, 2022

Est. Owner Equity

\$16,136

Loan-to-Value

93%

TAX & ASSESSMENT

Property Tax	\$3,938 (2026)
Assessed Value	\$128,186
Previous Assessed	\$127,531
Assessor Market Value	\$366,246

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

58

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
Feb 10, 2022	Financing	Intrafamily Transfer			\$367K
Oct 27, 2021	Resale	Bargain And Sale Deed	\$396,000	\$199	
Nov 18, 2021	Resale	Bargain And Sale Deed	\$357,000	\$179	
Nov 18, 2021	Resale	Bargain And Sale Deed	\$357,000	\$179	
Jan 7, 2020	Quitclaim	Quit Claim Transfer			
Jan 6, 2020	Resale	Bargain And Sale Deed	\$308,555	\$155	
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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