

Townhouse

**RESIDENTIAL**

# 6939 FOSSIL RIM ST

NORTH LAS VEGAS, NV 89084

**\$415,870** TopHap Estimate · \$188 / ft<sup>2</sup> · confidence 95 · as of Jul 14, 2026



**4**

BEDS

**3**

BATHS

**2,217 ft<sup>2</sup>**

LIVING AREA

**3,977 ft<sup>2</sup>**

LOT SIZE

**2019**

YEAR BUILT

**2**

STORIES

**6**

ROOMS

**2**

PARKING

## VALUATION

**\$416K**

\$394K low

\$437K high

Last Sale

**\$400,000 · Oct 12, 2023**

Est. Owner Equity

**\$23,115**

Loan-to-Value

**94%**

## TAX & ASSESSMENT

|                       |                       |
|-----------------------|-----------------------|
| Property Tax          | <b>\$4,214 (2026)</b> |
| Assessed Value        | <b>\$137,486</b>      |
| Previous Assessed     | <b>\$136,686</b>      |
| Assessor Market Value | <b>\$392,817</b>      |

## PROPERTY FACTS

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

Sprinklers

## CLIMATE RISK

**1**  
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 <sup>2</sup> | LOAN   |
|---------------------|-------------------|-----------------------|-----------|--------------------|--------|
| <b>Oct 9, 2023</b>  | Resale            | Bargain And Sale Deed | \$400,000 | \$180              | \$393K |
| <b>Jan 15, 2020</b> | Resale            | Bargain And Sale Deed | \$319,204 | \$144              | \$319K |
| <b>Jul 8, 2019</b>  | Recorded document | Correction Deed       |           |                    |        |
| <b>Jul 8, 2019</b>  | Quitclaim         | Quit Claim Transfer   |           |                    |        |

## ASSIGNED SCHOOLS

| SCHOOL                                     | LEVEL      | GRADES | DISTANCE |
|--------------------------------------------|------------|--------|----------|
| <b>Brian &amp; Teri Cram Middle School</b> | Middle     | 6–8    | 0.4 mi   |
| <b>Ruby Duncan Elementary School</b>       | Elementary | KG–5   | 1.2 mi   |
| <b>Legacy High School</b>                  | 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

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

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

## OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Absentee owner</b> |
|-----------|-----------------------|