

Townhouse

RESIDENTIAL

7045 FOSSIL RIM ST

NORTH LAS VEGAS, NV 89084

\$437,116 TopHap Estimate · \$197 / ft² · confidence 96 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,217 ft²

LIVING AREA

3,511 ft²

LOT SIZE

2021

YEAR BUILT

2

STORIES

6

ROOMS

2

PARKING

VALUATION

\$437K

\$420K low

\$455K high

Last Sale

\$380,181 · Jul 23, 2021

Est. Owner Equity

\$68,527

Loan-to-Value

85%

TAX & ASSESSMENT

Property Tax	\$4,551 (2026)
Assessed Value	\$139,237
Previous Assessed	\$138,392
Assessor Market Value	\$397,820

PROPERTY FACTS

Property Type	Townhouse
Style	Townhouse
County	Clark
Lot (acres)	0.08
Construction	Frame (Unspecified)
Roof	Tile
Heating	Forced Air
Cooling	Central
Garage	Garage, Built-in

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 ²	LOAN
Aug 22, 2024	Financing	Intrafamily Transfer			
Jul 23, 2021	Resale	Bargain And Sale Deed	\$380,181	\$171	\$369K
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	0.5 mi
Legacy High School	High	9–12	1.2 mi
Ruby Duncan Elementary School	Elementary	KG–5	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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