

Townhouse

RESIDENTIAL

7046 FOSSIL RIM ST

NORTH LAS VEGAS, NV 89084

\$438,472 TopHap Estimate · \$198 / ft² · confidence 94 · as of Jul 14, 2026



4

BEDS

2.5

BATHS

2,217 ft²

LIVING AREA

3,537 ft²

LOT SIZE

2021

YEAR BUILT

2

STORIES

6

ROOMS

2

PARKING

VALUATION

\$438K

\$411K low

\$466K high

Last Sale

\$439,900 · May 11, 2026

Est. Owner Equity

\$438,472

TAX & ASSESSMENT

Property Tax	\$4,298 (2026)
Assessed Value	\$139,237
Previous Assessed	\$138,392
Assessor Market Value	\$366,754

PROPERTY FACTS

Property Type	Townhouse
Style	Townhouse
County	CLARK
Lot (acres)	0.08
Construction	Frame (Unspecified)
Roof	Concrete
Heating	Forced Air With Air Conditioning
Cooling	Central
Garage	Garage, Attached
Pool	No

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	\$/FT²	LOAN
May 8, 2026	Financing	Bargain And Sale Deed			
May 7, 2026	Resale	Bargain And Sale Deed	\$439,900	\$198	\$432K
Jun 18, 2021	Resale	Bargain And Sale Deed	\$366,405	\$165	\$360K
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
-------------------------	----------------------------	-----------------------------	--------------------------------	-------------------------	------------------------

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

OWNERSHIP

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