

Rural Residence

RESIDENTIAL

431 W ROUGHRIDER RD

NEW RIVER, AZ 85087

\$725,464 TopHap Estimate · \$372 / ft² · confidence 87 · as of Jul 14, 2026



3

BATHS

1,949 ft²

LIVING AREA

1 ac

LOT SIZE

2025

YEAR BUILT

1

STORIES

4

PARKING

VALUATION

\$725K

\$628K low

\$822K high

Last Sale

\$699,000 · Mar 31, 2025

Est. Owner Equity

\$450,464

Loan-to-Value

38%

TAX & ASSESSMENT

Property Tax

\$500 (2025)

Assessed Value

\$11,100

Previous Assessed

\$11,100

Assessor Market Value

\$579,800

PROPERTY FACTS

Property Type	Rural Residence
County	Maricopa
Lot (acres)	1.00
Construction	Frame (Unspecified)
Roof	Builtup (layered Asphalt)
Heating	Yes
Cooling	Refrigerator

Patio · 64 ft²

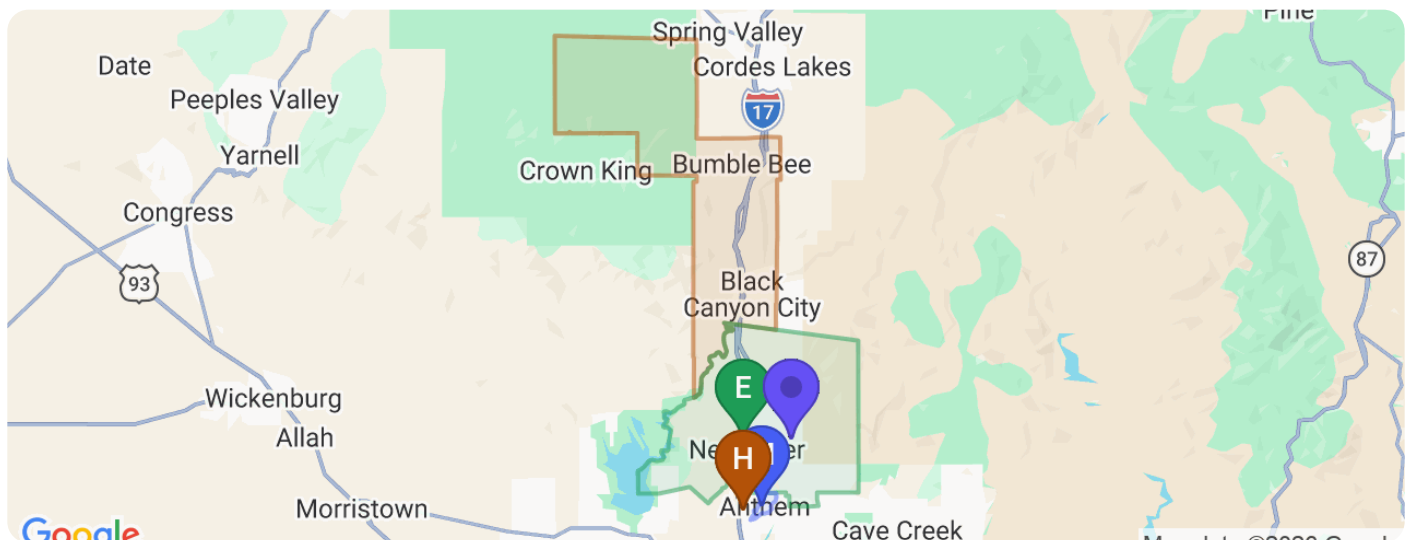
TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Mar 25, 2025	Resale	Warranty Deed	\$699,000	\$359	\$275K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
New River Elementary School	Elementary	KG–6	3.5 mi
Gavilan Peak School	Middle	KG–8	5.3 mi
Boulder Creek High School	High	9–12	6.2 mi

District: Deer Valley Unified 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 85087

68 CRIME INDEX	97 AIR POLLUTION	10,218 POPULATION	\$123K MEDIAN IN- COME	68°F AVG TEMP	86% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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