

Residential - Vacant Land **RESIDENTIAL**

NEW RIVER, AZ 85087

TAX & ASSESSMENT

Property Tax	\$416 (2025)
Assessed Value	\$8,550
Previous Assessed	\$8,550
Assessor Market Value	\$57,000

PROPERTY FACTS

Property Type	Residential - Vacant Land
County	Maricopa

CLIMATE RISK

25
FLOOD

83
WILDFIRE

91
HEAT

11
STORM

85
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: 0.2 percent flood zone.

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Gavilan Peak School	Middle	KG–8	3.6 mi
Boulder Creek High School	High	9–12	5.0 mi
New River Elementary School	Elementary	KG–6	5.7 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	Absentee owner
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