

Residential - Vacant Land **RESIDENTIAL**

NEW RIVER, AZ 85087

TAX & ASSESSMENT

Property Tax	\$408 (2025)
Assessor Market Value	\$54,600

PROPERTY FACTS

Property Type	Residential - Vacant Land
County	Maricopa

CLIMATE RISK

25 FLOOD	81 WILDFIRE	92 HEAT	13 STORM	85 DROUGHT
-------------	----------------	------------	-------------	---------------

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

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
New River Elementary School	Elementary	KG–6	3.3 mi
Gavilan Peak School	Middle	KG–8	4.7 mi
Boulder Creek High School	High	9–12	5.6 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
--------------------------	----------------------------	-----------------------------	-------------------------------------	-------------------------	------------------------

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

OWNERSHIP

Occupancy	Absentee owner
-----------	-----------------------