

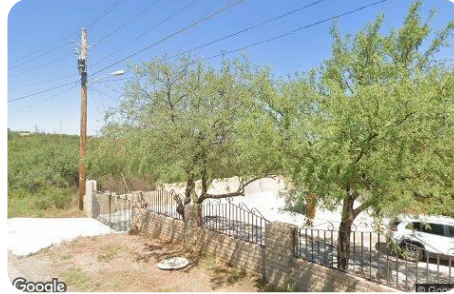
Rural Residence

RESIDENTIAL

944 VIA ROSAMORADA

RIO RICO, AZ 85648

\$233,417 TopHap Estimate · \$155 / ft² · confidence 94 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,507 ft²

LIVING AREA

0.35 ac

LOT SIZE

2004

YEAR BUILT

1

STORIES

5

ROOMS

1

PARKING

VALUATION

\$233K

\$219K low

\$248K high

Last Sale

\$212,000 · Oct 29, 2021

Est. Owner Equity

\$22,110

Loan-to-Value

92%

TAX & ASSESSMENT

Property Tax	\$1,382 (2024)
Assessed Value	\$18,151
Previous Assessed	\$18,529
Assessor Market Value	\$181,512

PROPERTY FACTS

Property Type	Rural Residence
County	Santa Cruz
Lot (acres)	0.35
Construction	Concrete Blocks
Foundation	Concrete
Roof	Composition Shingle
Heating	Forced Air
Cooling	Evaporative
Garage	Garage, Attached
Pool	No

Porch · 152 ft²

CLIMATE RISK

1
FLOOD

88
WILDFIRE

85
HEAT

13
STORM

35
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Oct 27, 2021	Resale	Warranty Deed	\$212,000	\$141	\$208K
Apr 29, 2016	Resale	Warranty Deed	\$110,000	\$73	\$100K
May 22, 2013	Resale	Grant Deed	\$61,799	\$41	
Jun 26, 2012	Non-arms-length	Trustees Deed	\$71,000	\$47	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Calabasas School	Middle	PK–8	0.8 mi
Rio Rico High School	High	9–12	5.7 mi

District: Santa Cruz 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 85648

48 CRIME INDEX	105 AIR POLLUTION	18,682 POPULATION	\$60K MEDIAN IN-COME	63°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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