

Single Family Residence **RESIDENTIAL**

9796 E ROCK RIDGE CT

TUCSON, AZ 85749

\$665,000 TopHap Estimate · \$289 / ft² · confidence 93 · as of Jul 14, 2026



3

BATHS

2,298 ft²

LIVING AREA

0.18 ac

LOT SIZE

1997

YEAR BUILT

1

STORIES

9

ROOMS

3

PARKING

VALUATION

\$665K

\$616K low

\$714K high

Last Sale

\$430,000 · Mar 17, 2021

Est. Owner Equity

\$266,000

Loan-to-Value

60%

TAX & ASSESSMENT

Property Tax	\$4,224 (2025)
Assessed Value	\$38,015
Previous Assessed	\$36,205
Assessor Market Value	\$466,364

PROPERTY FACTS

Property Type	Single Family Residence
County	PIMA
Lot (acres)	0.17
Roof	Tile
Heating	Forced Air With Air Conditioning
Cooling	Refrigerator
Pool	No

CLIMATE RISK

1 FLOOD	82 WILDFIRE	93 HEAT	10 STORM	28 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jul 24, 2026	Financing	Affidavit			
Dec 10, 2024	Financing	Intrafamily Transfer			
Mar 11, 2021	Resale	Warranty Deed	\$430,000	\$187	\$330K
Dec 10, 2020	Quitclaim	Quit Claim Transfer			
Dec 1, 2019	Quitclaim	Quit Claim Transfer			
Dec 1, 2006	Recorded document	Grant Deed			
Dec 15, 2006	Non-arms-length	Warranty Deed	\$415,000	\$181	
Jan 1, 2006	Non-arms-length	Warranty Deed	\$399,000	\$174	\$319K
Jan 1, 2005	Non-arms-length	Grant Deed	\$322,000	\$140	
May 2, 2003	Quitclaim	Quit Claim Transfer			\$203K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Collier Elementary School	Elementary	PK–6	2.0 mi
Magee Middle School	Middle	6–8	2.1 mi
Sabino High School	High	7–12	3.3 mi

District: Tucson 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 85749

54 CRIME INDEX	104 AIR POLLUTION	19,722 POPULATION	\$111K MEDIAN IN-COME	64°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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