

Single Family Residence

RESIDENTIAL

9808 E ROCK RIDGE CT

TUCSON, AZ 85749

\$699,955 TopHap Estimate · \$236 / ft² · confidence 98 · as of Jul 14, 2026



4

BEDS

3.5

BATHS

2,962 ft²

LIVING AREA

0.19 ac

LOT SIZE

1996

YEAR BUILT

1

STORIES

9

ROOMS

2

PARKING

VALUATION

\$700K

\$684K low

\$716K high

Last Sale

\$696,000 · Jun 1, 2026

Est. Owner Equity

\$150,955

Loan-to-Value

79%

TAX & ASSESSMENT

Property Tax	\$5,044 (2025)
Assessed Value	\$40,036
Previous Assessed	\$38,129
Assessor Market Value	\$483,570

PROPERTY FACTS

Property Type	Single Family Residence
County	PIMA
Lot (acres)	0.19
Roof	Tile
Heating	Forced Air With Air Conditioning
Cooling	Refrigerator
Fireplace	Yes
Pool	No

CLIMATE RISK

1 FLOOD	83 WILDFIRE	93 HEAT	10 STORM	28 DROUGHT
-------------------	-----------------------	-------------------	--------------------	----------------------

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Apr 19, 2026	Resale	Warranty Deed	\$696,000	\$235	\$549K
Oct 13, 2025	Resale	Warranty Deed	\$727,000	\$245	\$582K
Sep 25, 2019	Quitclaim	Quit Claim Transfer			
Jan 4, 2017	Non-arms-length	Joint Tenancy Deed	\$320,000	\$108	\$252K
May 14, 2008	Non-arms-length	Warranty Deed	\$400,000	\$135	
Jan 1, 2008	Quitclaim	Quit Claim Transfer			
Jan 28, 2008	Non-arms-length	Warranty Deed	\$455,000	\$154	\$410K
Aug 1, 2006	Recorded document	Grant Deed			
Jul 19, 2006	Non-arms-length	Warranty Deed	\$430,000	\$145	\$344K
Dec 19, 2003	Quitclaim	Quit Claim Transfer			\$244K
May 28, 1998	Quitclaim	Quit Claim Transfer			\$216K

Jul 10, 1996	Non-arms-length	Grant Deed	\$44,000	\$15	\$5.5M
Mar 21, 1996	Non-arms-length	Grant Deed	\$44,000	\$15	

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
-------------------	----------------------	----------------------	--------------------------	------------------	-----------------

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

OWNERSHIP

Occupancy	Owner occupied
-----------	----------------