

Single Family Residence **RESIDENTIAL**

3620 N RIVER RANCH PL

TUCSON, AZ 85750

\$790,760 TopHap Estimate · \$372 / ft² · confidence 95 · as of Jul 14, 2026



3

BATHS

2,126 ft²

LIVING AREA

0.86 ac

LOT SIZE

1994

YEAR BUILT

1

STORIES

8

ROOMS

2

PARKING

VALUATION

\$791K

\$748K low

\$834K high

Last Sale

\$820,000 · May 16, 2024

Est. Owner Equity

\$790,760

TAX & ASSESSMENT

Property Tax	\$4,483 (2025)
Assessed Value	\$58,716
Previous Assessed	\$56,620
Assessor Market Value	\$587,161

PROPERTY FACTS

Property Type	Single Family Residence
County	Pima
Lot (acres)	0.86
Roof	Builtup (layered Asphalt)
Heating	Forced Air
Cooling	Refrigerator
Pool	No

CLIMATE RISK

1 FLOOD	73 WILDFIRE	93 HEAT	8 STORM	28 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 6, 2024	Resale	Warranty Deed	\$820,000	\$386	
Jul 25, 2022	Resale	Warranty Deed	\$725,000	\$341	
Nov 5, 2007	Financing	Intrafamily Transfer			\$408K
Dec 13, 2006	Non-arms-length	Warranty Deed	\$395,000	\$186	\$316K
Dec 14, 2006	Quitclaim	Quit Claim Transfer			
Dec 1, 2006	Recorded document	Grant Deed			
Feb 2, 2004	Non-arms-length	Grant Deed	\$285,000	\$134	\$271K
Apr 23, 1998	Quitclaim	Quit Claim Transfer			
Jul 2, 1993	Non-arms-length	Trustees Deed	\$52,000	\$24	
Jul 2, 1993	Quitclaim	Quit Claim Transfer			
Nov 21, 1990	Recorded document	Grant Deed			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
W V Whitmore Elementary School	Elementary	PK–6	2.0 mi
Magee Middle School	Middle	6–8	3.4 mi
University High School	High	8–12	3.9 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 85750

89 CRIME INDEX	103 AIR POLLUTION	26,188 POPULATION	\$117K MEDIAN IN-COME	67°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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