

Single Family Residence **RESIDENTIAL**

7404 W RIVER RIM PL

TUCSON, AZ 85743

\$283,023 TopHap Estimate · \$246 / ft² · confidence 96 · as of Jul 14, 2026



2

BATHS

1,152 ft²

LIVING AREA

0.12 ac

LOT SIZE

2001

YEAR BUILT

1

STORIES

5

ROOMS

2

PARKING

VALUATION

\$283K

\$273K low

\$294K high

Last Sale

\$235,000 · Jan 6, 2021

Est. Owner Equity

\$71,523

Loan-to-Value

75%

TAX & ASSESSMENT

Property Tax	\$2,890 (2025)
Assessed Value	\$28,485
Previous Assessed	\$26,775
Assessor Market Value	\$284,847

PROPERTY FACTS

Property Type	Single Family Residence
County	Pima
Lot (acres)	0.12
Roof	Tile
Heating	Forced Air
Cooling	Refrigerator
Pool	Yes

CLIMATE RISK

1 FLOOD	78 WILDFIRE	95 HEAT	5 STORM	35 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Dec 28, 2020	Financing	Warranty Deed			\$212K
Oct 15, 2015	Resale	Warranty Deed	\$147,000	\$128	
Dec 5, 2006	Non-arms-length	Warranty Deed	\$200,000	\$174	\$160K
Dec 19, 2005	Quitclaim	Quit Claim Transfer			
Nov 1, 2005	Non-arms-length	Warranty Deed	\$222,000	\$193	\$178K
Apr 27, 2005	Quitclaim	Quit Claim Transfer			\$143K
Oct 31, 2000	Non-arms-length	Grant Deed	\$104,750	\$91	\$107K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Twin Peaks K-8 School	Elementary	KG–8	0.8 mi
Marana High School	High	9–12	5.8 mi

District: Marana 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 85743

56 CRIME INDEX	104 AIR POLLUTION	31,827 POPULATION	\$91K MEDIAN IN-COME	69°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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