

Mobile Home **RESIDENTIAL**

7252 S RINCON RIDGE DR
TUCSON, AZ 85756



3

BEDS

2

BATHS

1,950 ft²

LIVING AREA

0.22 ac

LOT SIZE

2001

YEAR BUILT

1

STORIES

1

PARKING

VALUATION

Last Sale

\$260,000 · Feb 28, 2025

TAX & ASSESSMENT

Property Tax	\$1,184 (2025)
Assessed Value	\$8,906
Previous Assessed	\$9,329
Assessor Market Value	\$89,060

PROPERTY FACTS

Property Type	Mobile Home
Style	Mobile Home
County	PIMA
Lot (acres)	0.22
Construction	Wood (Unspecified)
Fireplace	Yes
Garage	Carport (Unspecified)
Pool	No

CLIMATE RISK

50 FLOOD	76 WILDFIRE	95 HEAT	5 STORM	35 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Feb 18, 2025	Financing	Affidavit Of Death Of Joint Tenant			
Feb 17, 2025	Resale	Warranty Deed	\$250,000	\$128	\$255K
Jan 10, 2014	Financing	Intrafamily Transfer			\$103K
Apr 15, 2003	Resale	Grant Deed	\$119,290	\$61	\$123K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Craycroft Elementary School	Elementary	KG–5	1.2 mi
Lauffer Middle School	Middle	6–8	1.3 mi
Desert View High School	High	9–12	2.6 mi

District: Sunnyside 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 85756

54 CRIME INDEX	101 AIR POLLUTION	40,278 POPULATION	\$62K 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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