

Single Family Residence

RESIDENTIAL

45 RUSSET RIDGE PL

SEDONA, AZ 86336

\$2,541,692 TopHap Estimate · \$633 / ft² · confidence 93 · as of Jul 14, 2026

4,013 ft²

LIVING AREA

2.03 ac

LOT SIZE

2017

YEAR BUILT

2

STORIES

4

PARKING

VALUATION

\$2.5M

\$2.4M low

\$2.7M high

Last Sale

\$2,450,000 · Sep 12, 2024

Est. Owner Equity

\$581,692

Loan-to-Value

77%

TAX & ASSESSMENT

Property Tax

\$9,851 (2024)

Assessed Value

\$216,718

Previous Assessed

\$216,718

Assessor Market Value

\$2,167,170

PROPERTY FACTS

Property Type	Single Family Residence
County	Yavapai
Lot (acres)	2.03
Construction	Steel Frame
Roof	Tile
Heating	Yes
Cooling	Yes
Garage	Garage, Attached
Pool	No

Patio · 85 ft²

Porch · 167 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Sep 9, 2024	Resale	Warranty Deed	\$2,450,000	\$611	\$2M
Oct 23, 2017	Financing	Trustees Deed			\$959K
May 3, 2017	Resale	Warranty Deed	\$215,000	\$54	
May 31, 2016	Quitclaim	Quit Claim Transfer			
Jul 9, 2009	Resale	Warranty Deed	\$250,000	\$62	
Sep 27, 2004	Quitclaim	Quit Claim Transfer			
Aug 1, 2004	Non-arms-length	Grant Deed	\$399,000	\$99	\$200K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Sedona Red Rock Junior/Senior High School	Middle	7–12	2.4 mi
West Sedona Elementary School	Elementary	PK–6	5.2 mi

District: Sedona-Oak Creek Joint 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 86336

136 CRIME INDEX	90 AIR POLLUTION	12,316 POPULATION	\$69K MEDIAN IN-COME	54°F AVG TEMP	83% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Absentee owner
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