

Mobile Home

RESIDENTIAL

5658 E RIVER RUN DR
COTTONWOOD, AZ 86326



575 ft²

LIVING AREA

0.22 ac

LOT SIZE

1969

YEAR BUILT

1

STORIES

VALUATION

Last Sale

\$65,000 · Aug 5, 2025

TAX & ASSESSMENT

Property Tax	\$192 (2024)
Assessed Value	\$7,118
Previous Assessed	\$7,118
Assessor Market Value	\$71,174

PROPERTY FACTS

Property Type	Mobile Home
County	Yavapai
Lot (acres)	0.22
Construction	Steel Frame
Roof	Composition Shingle
Heating	Yes
Cooling	Yes
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jul 30, 2025	Resale	Warranty Deed	\$65,000	\$113	
Dec 11, 2023	Financing	Beneficiary Deed			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Mingus Union High School	High	9–12	2.5 mi
Dr. Daniel Bright Elementary School	Elementary	KG–8	3.7 mi

District: Mingus Union High School 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 86326

118 CRIME INDEX	92 AIR POLLUTION	26,265 POPULATION	\$57K MEDIAN IN- COME	58°F AVG TEMP	86% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Absentee owner
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