

Residential - Vacant Land

RESIDENTIAL

395 RIO RICO DR

RIO RICO, AZ 85648



2.06 ac

LOT SIZE

VALUATION

Last Sale

\$150,000 · Jan 2, 2026

TAX & ASSESSMENT

Property Tax	\$187 (2024)
Assessed Value	\$1,830
Previous Assessed	\$1,830
Assessor Market Value	\$12,200

PROPERTY FACTS

Property Type	Residential - Vacant Land
County	Santa Cruz
Lot (acres)	2.06
Heating	None
Pool	No

CLIMATE RISK

1 FLOOD	91 WILDFIRE	86 HEAT	14 STORM	35 DROUGHT
------------	----------------	------------	-------------	---------------

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Dec 20, 2025	Resale	Warranty Deed	\$150,000		

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
San Cayetano Elementary School	Elementary	KG–5	0.9 mi
Coatimundi Middle School	Middle	6–8	2.9 mi
Rio Rico High School	High	9–12	2.9 mi

District: Santa Cruz Valley 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 85648

48 CRIME INDEX	105 AIR POLLUTION	18,682 POPULATION	\$60K MEDIAN IN-COME	63°F AVG TEMP	85% SUNSHINE
--------------------------	-----------------------------	-----------------------------	--------------------------------	-------------------------	------------------------

Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Absentee owner
-----------	-----------------------