

Mobile Home

RESIDENTIAL

5886 E RIVER RUN DR
COTTONWOOD, AZ 86326



780 ft²

LIVING AREA

0.25 ac

LOT SIZE

1973

YEAR BUILT

1

STORIES

VALUATION

Last Sale

\$80,000 · May 15, 2025

TAX & ASSESSMENT

Property Tax	\$427 (2024)
Assessed Value	\$8,082
Previous Assessed	\$8,082
Assessor Market Value	\$80,813

PROPERTY FACTS

Property Type	Mobile Home
County	Yavapai
Lot (acres)	0.25
Construction	Steel Frame
Roof	Metal
Heating	Floor/Wall Furnace
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
May 12, 2025	Resale	Warranty Deed	\$80,000	\$103	\$25K
Dec 11, 1997	Resale	Grant Deed	\$48,000	\$62	
May 31, 1994	Resale	Grant Deed	\$45,000	\$58	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Mingus Union High School	High	9–12	2.6 mi
Dr. Daniel Bright Elementary School	Elementary	KG–8	3.8 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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