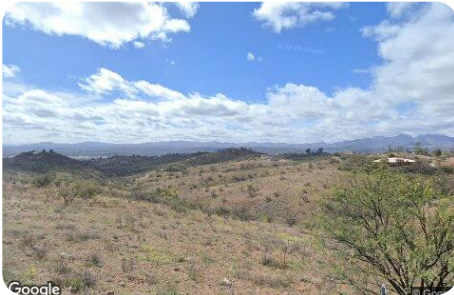


Residential - Vacant Land

RESIDENTIAL

451 RIO RICO DR

RIO RICO, AZ 85648



2.54 ac

LOT SIZE

VALUATION

Last Sale

\$20,000 · Jan 8, 2021

TAX & ASSESSMENT

Property Tax	\$187 (2024)
Assessed Value	\$1,830
Previous Assessed	\$1,380
Assessor Market Value	\$12,200

PROPERTY FACTS

Property Type	Residential - Vacant Land
County	Santa Cruz
Lot (acres)	2.54
Heating	None
Pool	No

CLIMATE RISK

1 FLOOD	88 WILDFIRE	85 HEAT	14 STORM	35 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jan 4, 2021	Resale	Warranty Deed	\$20,000		
Feb 15, 2008	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
San Cayetano Elementary School	Elementary	KG–5	1.1 mi
Coatimundi Middle School	Middle	6–8	2.9 mi
Rio Rico High School	High	9–12	3.0 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
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Index values: 100 = US average; lower is better.