

Single Family Residence

**RESIDENTIAL**

# 9748 E ROCK RIDGE CT

TUCSON, AZ 85749

**\$589,696** TopHap Estimate · \$257 / ft<sup>2</sup> · confidence 95 · as of Jul 14, 2026



**3**

BATHS

**2,298 ft<sup>2</sup>**

LIVING AREA

**0.3 ac**

LOT SIZE

**1996**

YEAR BUILT

**1**

STORIES

**9**

ROOMS

**3**

PARKING

## VALUATION

**\$590K**

\$559K low

\$620K high

Est. Owner Equity

**\$145,141**

Loan-to-Value

**78%**

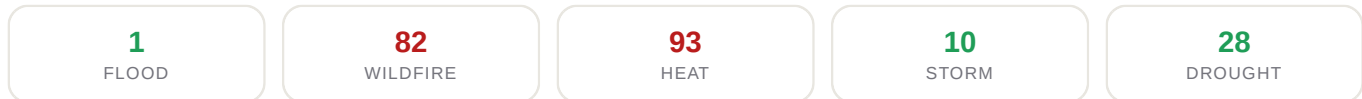
## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$4,464 (2025) |
| Assessed Value        | \$50,008       |
| Previous Assessed     | \$46,926       |
| Assessor Market Value | \$500,077      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | Pima                    |
| Lot (acres)   | 0.30                    |
| Roof          | Tile                    |
| Heating       | Forced Air              |
| Cooling       | Refrigerator            |
| Pool          | Yes                     |

## CLIMATE RISK



Scores 0–100; higher = greater projected risk.

## ASSIGNED SCHOOLS

| SCHOOL                    | LEVEL      | GRADES | DISTANCE |
|---------------------------|------------|--------|----------|
| Collier Elementary School | Elementary | PK–6   | 2.0 mi   |
| Magee Middle School       | Middle     | 6–8    | 2.0 mi   |
| Sabino High School        | High       | 7–12   | 3.3 mi   |

District: Tucson 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 85749

|                          |                             |                             |                                 |                         |                        |
|--------------------------|-----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <b>54</b><br>CRIME INDEX | <b>104</b><br>AIR POLLUTION | <b>19,722</b><br>POPULATION | <b>\$111K</b><br>MEDIAN IN-COME | <b>64°F</b><br>AVG TEMP | <b>85%</b><br>SUNSHINE |
|--------------------------|-----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|

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

## OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|