

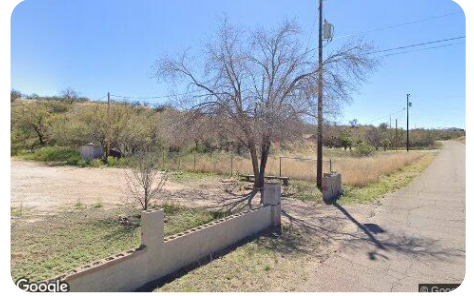
Rural Residence

RESIDENTIAL

935 CALLE CALABASAS

RIO RICO, AZ 85648

\$199,708 TopHap Estimate · \$165 / ft² · confidence 93 · as of Jul 14, 2026



2

BEDS

2

BATHS

1,210 ft²

LIVING AREA

0.55 ac

LOT SIZE

2004

YEAR BUILT

1

STORIES

4

ROOMS

VALUATION

\$200K

\$187K low

\$213K high

Est. Owner Equity

\$172,708

Loan-to-Value

13%

TAX & ASSESSMENT

Property Tax	\$1,002 (2024)
Assessed Value	\$12,235
Previous Assessed	\$12,613
Assessor Market Value	\$122,349

PROPERTY FACTS

Property Type	Rural Residence
County	Santa Cruz
Lot (acres)	0.55
Construction	Concrete Blocks
Foundation	Concrete
Roof	Composition Shingle
Heating	None
Cooling	Evaporative
Pool	No

CLIMATE RISK

56
FLOOD

87
WILDFIRE

86
HEAT

14
STORM

35
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Aug 14, 2020	Recorded document	Grant Deed			
Mar 13, 2008	Financing	Warranty Deed			\$17K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Calabasas School	Middle	PK–8	1.4 mi
Rio Rico High School	High	9–12	4.3 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.

OWNERSHIP

Occupancy	Owner occupied
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