

Single Family Residence

RESIDENTIAL

40 RUSSET RIDGE PL

SEDONA, AZ 86336

\$1,730,377 TopHap Estimate · \$699 / ft² · confidence 91 · as of Jun 23, 2026

2,474 ft²

LIVING AREA

2.09 ac

LOT SIZE

2013

YEAR BUILT

1

STORIES

4

PARKING

VALUATION

\$1.7M

\$1.6M low

\$1.9M high

Last Sale

\$370,000 · Mar 31, 2011

Est. Owner Equity

\$1,730,377

TAX & ASSESSMENT

Property Tax

\$6,493 (2024)

Assessed Value

\$134,415

Previous Assessed

\$134,415

Assessor Market Value

\$1,344,153

PROPERTY FACTS

Property Type	Single Family Residence
County	Yavapai
Lot (acres)	2.09
Construction	Steel Frame
Roof	Metal
Heating	Yes
Cooling	Yes
Garage	Garage, Detached
Pool	No

Porch · 63 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Sep 16, 2022	Financing	Intrafamily Transfer			
Mar 21, 2011	Resale	Warranty Deed	\$370,000	\$150	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Sedona Red Rock Junior/Senior High School	Middle	7–12	2.3 mi
West Sedona Elementary School	Elementary	PK–6	5.1 mi

District: Sedona-Oak Creek Joint 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 86336

136 CRIME INDEX	90 AIR POLLUTION	12,316 POPULATION	\$69K MEDIAN IN- COME	54°F AVG TEMP	83% SUNSHINE
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Index values: 100 = US average; lower is better.