

Single Family Residence **RESIDENTIAL**

# 672 S RINCON RISING RD

TUCSON, AZ 85748

**\$364,228** TopHap Estimate · \$239 / ft<sup>2</sup> · confidence 95 · as of Jul 14, 2026



**2**

BATHS

**1,524 ft<sup>2</sup>**

LIVING AREA

**0.16 ac**

LOT SIZE

**1997**

YEAR BUILT

**1**

STORIES

**6**

ROOMS

**2**

PARKING

## VALUATION

**\$364K**

\$347K low

\$382K high

Last Sale

**\$350,000 · Sep 1, 2023**

Est. Owner Equity

**\$364,228**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$2,596 (2025) |
| Assessed Value        | \$27,622       |
| Previous Assessed     | \$26,422       |
| Assessor Market Value | \$276,216      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | Pima                    |
| Lot (acres)   | 0.16                    |
| Roof          | Tile                    |
| Heating       | Forced Air              |
| Cooling       | Refrigerator            |
| Pool          | No                      |

## CLIMATE RISK

|            |                |            |            |               |
|------------|----------------|------------|------------|---------------|
| 1<br>FLOOD | 34<br>WILDFIRE | 93<br>HEAT | 8<br>STORM | 28<br>DROUGHT |
|------------|----------------|------------|------------|---------------|

Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE         | TYPE              | DEED                 | PRICE     | \$/FT² | LOAN   |
|--------------|-------------------|----------------------|-----------|--------|--------|
| Aug 24, 2023 | Resale            | Warranty Deed        | \$350,000 | \$230  |        |
| Aug 23, 2021 | Financing         | Intrafamily Transfer |           |        |        |
| Aug 23, 2021 | Resale            | Warranty Deed        | \$301,000 | \$198  | \$200K |
| Mar 13, 2003 | Quitclaim         | Quit Claim Transfer  |           |        | \$106K |
| Mar 13, 2003 | Quitclaim         | Quit Claim Transfer  |           |        |        |
| Nov 18, 1998 | Recorded document | Grant Deed           |           |        |        |

## ASSIGNED SCHOOLS

| SCHOOL                 | LEVEL      | GRADES | DISTANCE |
|------------------------|------------|--------|----------|
| Gridley Middle School  | Middle     | 6–8    | 0.5 mi   |
| Gale Elementary School | Elementary | PK–6   | 0.9 mi   |
| Sahuaro High School    | High       | 8–12   | 1.7 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 85748

|                          |                            |                             |                                 |                         |                        |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <b>40</b><br>CRIME INDEX | <b>99</b><br>AIR POLLUTION | <b>19,047</b><br>POPULATION | <b>\$100K</b><br>MEDIAN IN-COME | <b>67°F</b><br>AVG TEMP | <b>85%</b><br>SUNSHINE |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|

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

### OWNERSHIP

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