

Rural Residence

RESIDENTIAL

980 MATAS CT

RIO RICO, AZ 85648

\$275,334 TopHap Estimate · \$178 / ft² · confidence 95 · as of Jul 14, 2026



1,551 ft²
LIVING AREA

0.46 ac
LOT SIZE

1920
YEAR BUILT

1
STORIES

VALUATION

\$275K

\$261K low

\$290K high

Last Sale

\$180,000 · Sep 11, 2020

Est. Owner Equity

\$68,516

Loan-to-Value

74%

TAX & ASSESSMENT

Property Tax	\$2,173 (2024)
Assessed Value	\$25,268
Previous Assessed	\$25,119
Assessor Market Value	\$252,684

PROPERTY FACTS

Property Type	Rural Residence
County	Santa Cruz
Lot (acres)	0.46
Construction	Steel Frame
Heating	Heat Pump
Garage	Garage, Attached
Pool	No

Porch · 77 ft²

CLIMATE RISK

1
FLOOD

86
WILDFIRE

86
HEAT

14
STORM

35
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Sep 11, 2020	Resale	Warranty Deed	\$180,000	\$116	\$182K
Feb 25, 2020	Resale	Warranty Deed	\$6,000	\$4	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Calabasas School	Middle	PK–8	1.7 mi
Rio Rico High School	High	9–12	4.2 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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