

Single Family Residence **RESIDENTIAL**

# 95 RIMROCK RIDE

SEDONA, AZ 86351

**\$526,927** TopHap Estimate · \$422 / ft<sup>2</sup> · confidence 94 · as of Jul 14, 2026



**1,250 ft<sup>2</sup>**  
LIVING AREA

**0.19 ac**  
LOT SIZE

**1979**  
YEAR BUILT

**1**  
STORIES

**2**  
PARKING

## VALUATION

**\$527K**

\$497K low

\$557K high

Last Sale

**\$135,000 · Oct 24, 1997**

Est. Owner Equity

**\$439,427**

Loan-to-Value

**17%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$1,863 (2024) |
| Assessed Value        | \$41,910       |
| Previous Assessed     | \$41,910       |
| Assessor Market Value | \$419,095      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Ranch                   |
| County        | Yavapai                 |
| Lot (acres)   | 0.19                    |
| Construction  | Steel Frame             |
| Roof          | Composition Shingle     |
| Heating       | Yes                     |
| Cooling       | Yes                     |
| Garage        | Garage, Attached        |
| Pool          | No                      |

Porch · 96 ft²

## TRANSACTION HISTORY

| DATE         | TYPE              | DEED                 | PRICE     | \$/FT² | LOAN   |
|--------------|-------------------|----------------------|-----------|--------|--------|
| Sep 9, 2019  | Recorded document | Warranty Deed        |           |        |        |
| Aug 29, 2018 | Recorded document | Warranty Deed        |           |        |        |
| Sep 2, 2008  | Financing         | Intrafamily Transfer |           |        | \$88K  |
| Dec 5, 2003  | Quitclaim         | Quit Claim Transfer  |           |        |        |
| Oct 24, 1997 | Resale            | Grant Deed           | \$135,000 | \$108  | \$108K |
| May 4, 1990  | Resale            | Grant Deed           | \$71,500  | \$57   |        |

## ASSIGNED SCHOOLS

| SCHOOL                                    | LEVEL      | GRADES | DISTANCE |
|-------------------------------------------|------------|--------|----------|
| Sedona Red Rock Junior/Senior High School | Middle     | 7–12   | 6.1 mi   |
| West Sedona Elementary School             | Elementary | PK–6   | 6.6 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 86351

|                           |                            |                            |                                |                         |                        |
|---------------------------|----------------------------|----------------------------|--------------------------------|-------------------------|------------------------|
| <b>133</b><br>CRIME INDEX | <b>92</b><br>AIR POLLUTION | <b>7,628</b><br>POPULATION | <b>\$80K</b><br>MEDIAN IN-COME | <b>53°F</b><br>AVG TEMP | <b>83%</b><br>SUNSHINE |
|---------------------------|----------------------------|----------------------------|--------------------------------|-------------------------|------------------------|

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

### OWNERSHIP

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