

Single Family Residence **RESIDENTIAL**

756 W RICE PL

VAIL, AZ 85641

\$394,978 TopHap Estimate · confidence 94 · as of Jul 14, 2026



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2024

YEAR BUILT

1

STORIES

7

ROOMS

VALUATION

\$395K

\$372K low

\$418K high

Last Sale

\$394,900 · May 9, 2025

Est. Owner Equity

\$78

Loan-to-Value

100%

TAX & ASSESSMENT

Property Tax	\$3,437 (2025)
Assessed Value	\$30,693
Previous Assessed	\$630
Assessor Market Value	\$306,926

PROPERTY FACTS

Property Type	Single Family Residence
County	Pima
Roof	Tile
Heating	Forced Air
Cooling	Refrigerator
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 8, 2025	Resale	Special Warranty Deed	\$394,900		\$395K
Jan 9, 2023	Resale	Special Warranty Deed	\$3,729,000		
Feb 10, 2020	Recorded document	Correction Deed			
Feb 10, 2020	Quitclaim	Quit Claim Transfer			
Dec 9, 2015	Quitclaim	Quit Claim Transfer			
Dec 9, 2015	Quitclaim	Quit Claim Transfer			
Dec 1, 2008	Non-arms-length	Grant Deed	\$8,500,000		
Apr 1, 2006	Recorded document	Grant Deed			
Aug 1, 2005	Non-arms-length	Grant Deed	\$22,035,000		\$21M
Jun 8, 2005	Quitclaim	Quit Claim Transfer			
May 7, 2004	Non-arms-length	Grant Deed	\$8,000		
Aug 14, 1991	Recorded document	Grant Deed			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Copper Ridge Elementary School	Elementary	KG–5	0.9 mi
Corona Foothills Middle School	Middle	6–8	1.2 mi
Andrada Polytechnic High School	High	9–12	5.2 mi

District: Vail Unified District



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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 85641

46 CRIME INDEX	97 AIR POLLUTION	27,630 POPULATION	\$111K MEDIAN IN-COME	64°F AVG TEMP	85% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy

Owner occupied