

Single Family Residence **RESIDENTIAL**

1770 FAWN CT

RIO RICO, AZ 85648

\$636,565 TopHap Estimate · \$243 / ft² · confidence 98 · as of Jul 14, 2026



2,617 ft²
LIVING AREA

0.82 ac
LOT SIZE

1923
YEAR BUILT

1
STORIES

VALUATION

\$637K

\$622K low

\$651K high

Last Sale

\$650,000 · Mar 17, 2026

Est. Owner Equity

\$48,373

Loan-to-Value

93%

TAX & ASSESSMENT

Property Tax	\$889 (2024)
Assessed Value	\$42,204
Previous Assessed	\$42,204
Assessor Market Value	\$422,038

PROPERTY FACTS

Property Type	Single Family Residence
County	Santa Cruz
Lot (acres)	0.82
Heating	None

CLIMATE RISK

1 FLOOD	91 WILDFIRE	89 HEAT	13 STORM	35 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Mar 3, 2026	Resale	Warranty Deed	\$650,000	\$248	\$588K
Jul 31, 2025	Financing	Special Warranty Deed			
Apr 27, 2021	Resale	Warranty Deed	\$4,500	\$2	
Apr 17, 1998	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Coatimundi Middle School	Middle	6–8	3.6 mi
Rio Rico High School	High	9–12	3.8 mi
San Cayetano Elementary School	Elementary	KG–5	6.8 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	Absentee owner
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