

Rural Residence

RESIDENTIAL

1791 RUSIA CT

RIO RICO, AZ 85648

\$250,010

TopHap Estimate · \$159 / ft² · confidence 96 · as of Jul 14, 2026



1,569 ft²

LIVING AREA

0.23 ac

LOT SIZE

1923

YEAR BUILT

1

STORIES

VALUATION

\$250K

\$239K low

\$261K high

Last Sale

\$8,000 · Mar 22, 2019

Est. Owner Equity

\$96,223

Loan-to-Value

60%

TAX & ASSESSMENT

Property Tax	\$1,956 (2024)
Assessed Value	\$19,473
Previous Assessed	\$19,240
Assessor Market Value	\$194,730

PROPERTY FACTS

Property Type	Rural Residence
County	Santa Cruz
Lot (acres)	0.23
Heating	None
Pool	No

CLIMATE RISK

1 FLOOD	90 WILDFIRE	88 HEAT	11 STORM	35 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Feb 1, 2019	Resale	Warranty Deed	\$8,000	\$5	\$12K
Dec 5, 2011	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Coatimundi Middle School	Middle	6–8	4.5 mi
Rio Rico High School	High	9–12	4.8 mi
San Cayetano Elementary School	Elementary	KG–5	7.0 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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