

Residential - Vacant Land **RESIDENTIAL**

1793 RUSIA CT

RIO RICO, AZ 85648

\$267,963 TopHap Estimate · confidence 96 · as of Jun 25, 2026



0.23 ac
LOT SIZE

VALUATION

\$268K

\$257K low

\$279K high

Last Sale	\$254,000 · Dec 30, 2025
Est. Owner Equity	\$21,510
Loan-to-Value	92%

TAX & ASSESSMENT

Property Tax	\$133 (2025)
Assessor Market Value	\$12,000

PROPERTY FACTS

Property Type	Residential - Vacant Land
County	SANTA CRUZ
Lot (acres)	0.23
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
Dec 17, 2025	Resale	Warranty Deed	\$251,000		\$246K
Sep 24, 2024	Resale	Warranty Deed	\$26,000		
Jul 26, 2024	Financing	Deed			
Jan 17, 2024	Financing	Public Action			
Jun 12, 1996	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	6.9 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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