

Single Family Residence **RESIDENTIAL**

1796 RUSIA CT

RIO RICO, AZ 85648

\$232,983 TopHap Estimate · confidence 97 · as of Jul 14, 2026



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0.24 ac
LOT SIZE

2025
YEAR BUILT

1
STORIES

VALUATION

\$233K



\$226K low

\$240K high

Last Sale

\$229,000 · Jun 6, 2025

Est. Owner Equity

\$1,670

Loan-to-Value

93%

TAX & ASSESSMENT

Property Tax	\$133 (2025)
Assessor Market Value	\$208,341

PROPERTY FACTS

Property Type	Single Family Residence
County	SANTA CRUZ
Lot (acres)	0.24
Construction	Wood (Unspecified)
Roof	Concrete
Heating	Yes
Cooling	Package
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	\$/FT²	LOAN
Jun 6, 2025	Resale	Warranty Deed	\$229,000		\$231K
Nov 25, 2024	Resale	Warranty Deed	\$10,500		
Aug 15, 2023	Resale	Warranty Deed	\$10,000		
Mar 2, 2022	Resale	Warranty Deed	\$95,000		
Dec 15, 2020	Recorded document	Grant Deed			
Jan 24, 2014	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Coatimundi Middle School	Middle	6–8	4.4 mi
Rio Rico High School	High	9–12	4.7 mi
San Cayetano Elementary School	Elementary	KG–5	6.9 mi

District: Santa Cruz Valley 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 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	Owner occupied
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