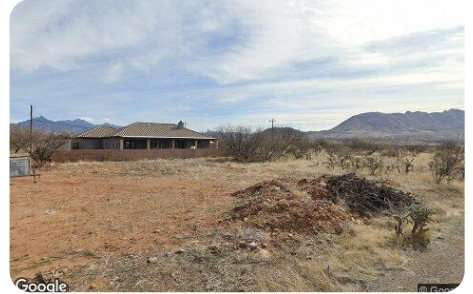
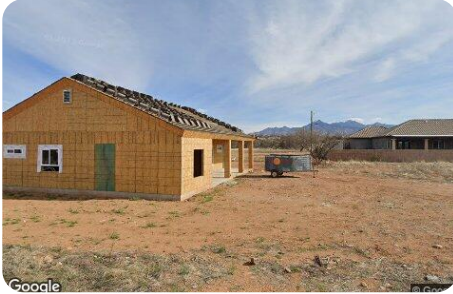


Rural Residence **RESIDENTIAL**

1766 BRASIL CT

RIO RICO, AZ 85648

\$342,471 TopHap Estimate · \$164 / ft² · confidence 93 · as of Jul 14, 2026



2,090 ft²
LIVING AREA

0.55 ac
LOT SIZE

1922
YEAR BUILT

1
STORIES

VALUATION

\$342K

\$318K low

\$367K high

Est. Owner Equity

\$2,471

Loan-to-Value

93%

TAX & ASSESSMENT

Property Tax	\$1,925 (2024)
Assessed Value	\$32,433
Previous Assessed	\$21,209
Assessor Market Value	\$324,331

PROPERTY FACTS

Property Type	Rural Residence
County	Santa Cruz
Lot (acres)	0.55
Heating	None
Pool	No

CLIMATE RISK

1
FLOOD90
WILDFIRE88
HEAT11
STORM35
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Mar 19, 2025	Financing	Warranty Deed			\$340K
Oct 18, 2023	Resale	Warranty Deed	\$340,000	\$163	\$330K
Jun 28, 2023	Financing	Deed In Lieu Of Foreclosure			
Jun 28, 2023	Financing	Deed In Lieu Of Foreclosure			
Apr 29, 2021	Resale	Warranty Deed	\$12,000	\$6	
Dec 15, 2020	Recorded document	Grant Deed			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Coatimundi Middle School	Middle	6–8	3.9 mi
Rio Rico High School	High	9–12	4.2 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	Owner occupied
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