

Single Family Residence

RESIDENTIAL

1092 SICOMORO CT

RIO RICO, AZ 85648

\$352,099 TopHap Estimate · \$218 / ft² · confidence 93 · as of Jul 14, 2026



1,616 ft²
LIVING AREA

0.21 ac
LOT SIZE

2018
YEAR BUILT

1
STORIES

2
PARKING

VALUATION

\$352K

\$326K low

\$378K high

Last Sale

\$350,000 · Dec 8, 2025

Est. Owner Equity

\$97,099

Loan-to-Value

73%

TAX & ASSESSMENT

Property Tax	\$2,912 (2025)
Assessor Market Value	\$289,756

PROPERTY FACTS

Property Type	Single Family Residence
County	SANTA CRUZ
Lot (acres)	0.21
Construction	Wood (Unspecified)
Roof	Concrete
Heating	Heat Pump
Cooling	Yes
Garage	Garage, Attached
Pool	No

Porch · 69 ft²

CLIMATE RISK

1
FLOOD

89
WILDFIRE

88
HEAT

14
STORM

35
DROUGHT

Scores 0–100; higher = greater projected risk.

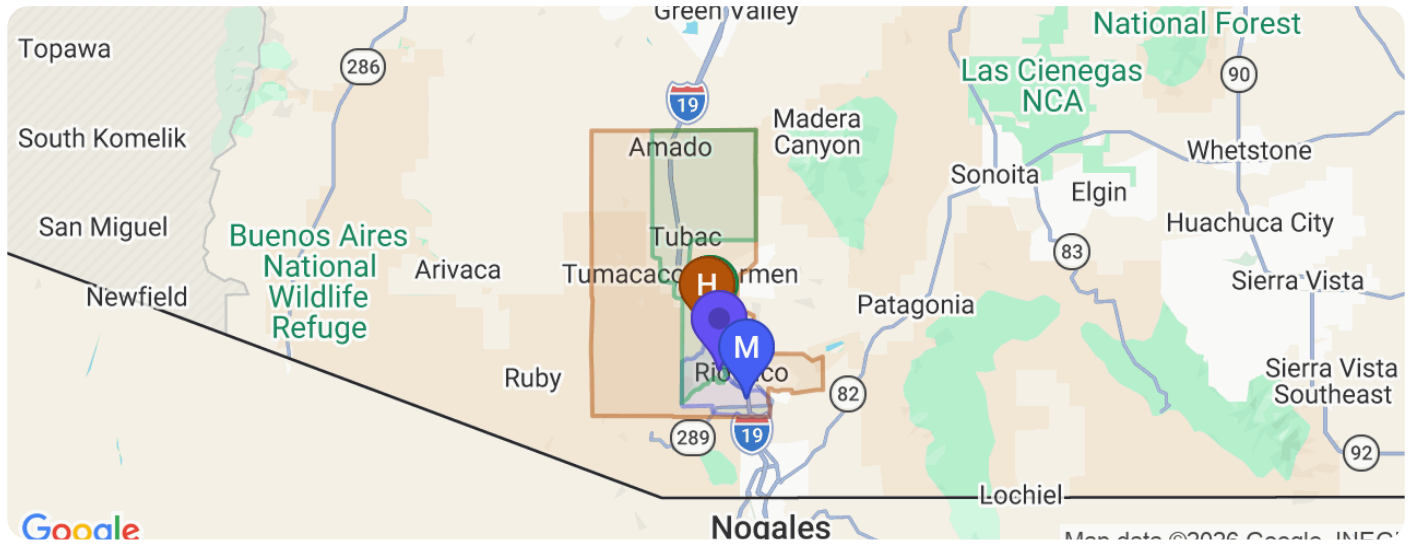
TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Dec 3, 2025	Resale	Warranty Deed	\$350,000	\$217	\$255K
Jun 15, 2023	Resale	Warranty Deed	\$338,000	\$209	\$332K
Mar 26, 2019	Quitclaim	Quit Claim Transfer			
Mar 26, 2019	Resale	Warranty Deed	\$203,000	\$126	
May 31, 2018	Resale	Warranty Deed	\$29,000	\$18	
Oct 1, 2013	Resale	Grant Deed	\$2,830,000	\$1751	
Mar 23, 2011	Recorded document	Grant Deed			
Mar 23, 2011	Recorded document	Warranty Deed			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rio Rico High School	High	9–12	2.6 mi
Mountain View School	Elementary	KG–5	2.6 mi
Calabasas School	Middle	PK–8	3.0 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

Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy
Owner occupied