

Single Family Residence **RESIDENTIAL**

6778 E VIA RANCHO ROSARIO

TUCSON, AZ 85756

\$428,943 TopHap Estimate · \$159 / ft² · confidence 97 · as of Jul 14, 2026



2,694 ft²
LIVING AREA

2018
YEAR BUILT

2
STORIES

7
ROOMS

2
PARKING

VALUATION

\$429K

\$414K low

\$444K high

Last Sale

\$259,990 · Jan 18, 2019

Est. Owner Equity

\$428,943

TAX & ASSESSMENT

Property Tax	\$3,531 (2025)
Assessed Value	\$32,983
Previous Assessed	\$35,389
Assessor Market Value	\$329,833

PROPERTY FACTS

Property Type	Single Family Residence
County	Pima
Roof	Tile
Heating	Forced Air
Cooling	Refrigerator
Pool	No

CLIMATE RISK

31 FLOOD	76 WILDFIRE	95 HEAT	5 STORM	35 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: 0.2 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jan 8, 2019	Financing	Intrafamily Transfer			
Jul 17, 2018	Resale	Special Warranty Deed	\$259,990	\$97	\$252K
Jan 4, 2019	Recorded document	Grant Deed			
Sep 27, 2017	Resale	Grant Deed	\$1,256,853	\$467	
Aug 16, 2013	Recorded document	Grant Deed			
Aug 16, 2013	Financing	Trustees Deed			\$8.1M
Nov 25, 2009	Recorded document	Grant Deed			
Oct 26, 2009	Recorded document	Grant Deed			
Oct 1, 2009	Quitclaim	Quit Claim Transfer			
Oct 5, 2009	Recorded document	Grant Deed			
Nov 1, 2006	Recorded document	Grant Deed			
Aug 19, 2004	Recorded document	Grant Deed			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Vail Academy & High School	High	9–12	1.8 mi
Mesquite Elementary School	Elementary	KG–5	3.3 mi
Desert Sky Middle School	Middle	6–8	3.9 mi

District: Vail 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 85756

54 CRIME INDEX	101 AIR POLLUTION	40,278 POPULATION	\$62K MEDIAN IN-COME	67°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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