

Single Family Residence **RESIDENTIAL**

6766 E VIA RANCHO ROSARIO

TUCSON, AZ 85756

\$404,533 TopHap Estimate · \$170 / ft² · confidence 96 · as of Jul 14, 2026



2,384 ft²
LIVING AREA

2018
YEAR BUILT

2
STORIES

7
ROOMS

2
PARKING

VALUATION

\$405K

\$390K low

\$419K high

Last Sale

\$264,430 · Dec 31, 2018

Est. Owner Equity

\$145,113

Loan-to-Value

64%

TAX & ASSESSMENT

Property Tax	\$3,247 (2025)
Assessed Value	\$30,483
Previous Assessed	\$32,699
Assessor Market Value	\$304,834

PROPERTY FACTS

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

CLIMATE RISK

27
FLOOD

76
WILDFIRE

95
HEAT

5
STORM

35
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: 0.2 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Aug 21, 2018	Resale	Grant Deed	\$264,430	\$111	\$264K
Nov 29, 2018	Recorded document	Grant Deed			
Sep 27, 2017	Resale	Grant Deed	\$1,256,853	\$527	
Aug 16, 2013	Financing	Trustees Deed			\$8.1M
Aug 16, 2013	Recorded document	Grant Deed			
Nov 25, 2009	Recorded document	Grant Deed			
Oct 1, 2009	Quitclaim	Quit Claim Transfer			
Oct 26, 2009	Recorded document	Grant Deed			
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	1.9 mi
Mesquite Elementary School	Elementary	KG–5	3.4 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

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

OWNERSHIP

Occupancy

Owner occupied