

Single Family Residence **RESIDENTIAL**

6762 E VIA RANCHO ROSARIO

TUCSON, AZ 85756

\$327,042 TopHap Estimate · \$223 / ft² · confidence 95 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,467 ft²

LIVING AREA

4,329 ft²

LOT SIZE

2018

YEAR BUILT

1

STORIES

6

ROOMS

2

PARKING

VALUATION

\$327K

\$311K low

\$344K high

Last Sale

\$317,000 · Apr 11, 2022

Est. Owner Equity

\$41,742

Loan-to-Value

88%

TAX & ASSESSMENT

Property Tax	\$2,558 (2025)
Assessed Value	\$21,646
Previous Assessed	\$20,615
Assessor Market Value	\$249,157

PROPERTY FACTS

Property Type	Single Family Residence
County	PIMA
Lot (acres)	0.10
Roof	Tile
Heating	Forced Air With Air Conditioning
Cooling	Refrigerator
Pool	No

CLIMATE RISK

25
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 28, 2025	Financing	Intrafamily Transfer			
Apr 11, 2022	Resale	Warranty Deed	\$317,000	\$216	\$285K
Dec 23, 2021	Resale	Warranty Deed	\$296,300	\$202	
Oct 24, 2018	Resale	Grant Deed	\$219,780	\$150	\$225K
Nov 26, 2018	Recorded document	Grant Deed			
Sep 27, 2017	Resale	Grant Deed	\$1,256,853	\$857	
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	1.9 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
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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