

Single Family Residence

RESIDENTIAL

6754 E VIA RANCHO ROSARIO

TUCSON, AZ 85756

\$399,225 TopHap Estimate · \$167 / ft² · confidence 95 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,384 ft²

LIVING AREA

0.11 ac

LOT SIZE

2018

YEAR BUILT

2

STORIES

7

ROOMS

2

PARKING

VALUATION

\$399K

\$380K low

\$419K high

Last Sale

\$396,000 · Jul 10, 2025

Est. Owner Equity

\$0

Loan-to-Value

103%

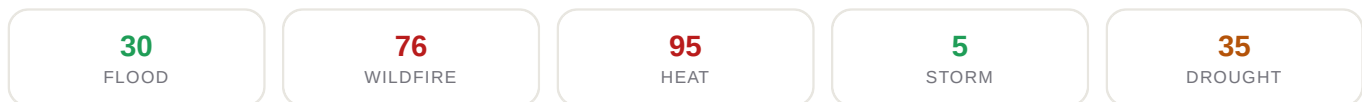
TAX & ASSESSMENT

Property Tax	\$3,026 (2025)
Assessed Value	\$25,603
Previous Assessed	\$24,383
Assessor Market Value	\$304,834

PROPERTY FACTS

Property Type	Single Family Residence
County	PIMA
Lot (acres)	0.11
Roof	Tile
Heating	Forced Air With Air Conditioning
Cooling	Refrigerator
Fireplace	Yes
Pool	No

CLIMATE RISK



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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jul 8, 2025	Resale	Warranty Deed	\$396,000	\$166	\$409K
Apr 2, 2019	Recorded document	Grant Deed			
Mar 14, 2019	Resale	Grant Deed	\$271,320	\$114	\$261K
Sep 27, 2017	Resale	Grant Deed	\$1,256,853	\$527	
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