

Single Family Residence **RESIDENTIAL**

6786 E VIA RANCHO ROSARIO

TUCSON, AZ 85756

\$324,013 TopHap Estimate · \$221 / ft² · confidence 96 · as of Jul 14, 2026



3
BEDS

2
BATHS

1,467 ft²
LIVING AREA

0.1 ac
LOT SIZE

2019
YEAR BUILT

1
STORIES

6
ROOMS

VALUATION

\$324K

\$312K low

\$336K high

Last Sale

\$208,530 · Mar 18, 2019

Est. Owner Equity

\$52,918

Loan-to-Value

84%

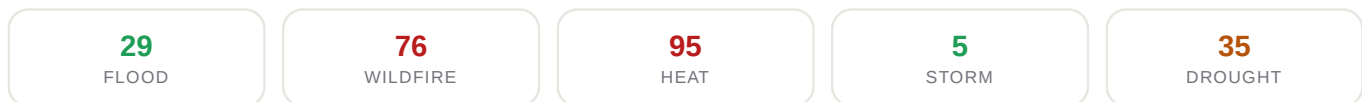
TAX & ASSESSMENT

Property Tax	\$2,384 (2025)
Assessed Value	\$20,173
Previous Assessed	\$19,212
Assessor Market Value	\$251,056

PROPERTY FACTS

Property Type	Single Family Residence
County	PIMA
Lot (acres)	0.10
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
Dec 14, 2020	Resale	Warranty Deed	\$265,000	\$181	\$271K
Feb 21, 2019	Recorded document	Grant Deed			
Feb 19, 2019	Resale	Grant Deed	\$208,530	\$142	\$213K
Sep 27, 2017	Resale	Grant Deed	\$1,256,853	\$857	
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	1.8 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**