

Single Family Residence **RESIDENTIAL**

6794 E VIA RANCHO ROSARIO

TUCSON, AZ 85756

\$395,010 TopHap Estimate · \$166 / ft² · confidence 94 · as of Jul 14, 2026



2,384 ft²
LIVING AREA

2019
YEAR BUILT

2
STORIES

7
ROOMS

VALUATION

\$395K

\$371K low

\$419K high

Last Sale

\$365,000 · May 28, 2021

Est. Owner Equity

\$98,010

Loan-to-Value

74%

TAX & ASSESSMENT

Property Tax	\$3,122 (2025)
Assessed Value	\$30,737
Previous Assessed	\$32,997
Assessor Market Value	\$307,367

PROPERTY FACTS

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

CLIMATE RISK

29 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
May 12, 2021	Resale	Warranty Deed	\$365,000	\$153	\$297K
Apr 22, 2019	Resale	Grant Deed	\$273,940	\$115	\$260K
Apr 30, 2019	Recorded document	Grant Deed			
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	1.8 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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