

Single Family Residence **RESIDENTIAL**

6816 E VIA RANCHO ROSARIO

TUCSON, AZ 85756

\$400,000 TopHap Estimate · \$148 / ft² · confidence 96 · as of Jul 14, 2026



2,694 ft²
LIVING AREA

2019
YEAR BUILT

2
STORIES

7
ROOMS

VALUATION

\$400K

\$385K low

\$415K high

Last Sale

\$270,320 · Jun 25, 2019

Est. Owner Equity

\$400,000

TAX & ASSESSMENT

Property Tax	\$3,291 (2025)
Assessed Value	\$33,265
Previous Assessed	\$35,721
Assessor Market Value	\$332,652

PROPERTY FACTS

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

CLIMATE RISK

33 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 22, 2019	Recorded document	Grant Deed			
Apr 1, 2019	Resale	Grant Deed	\$270,320	\$100	\$250K
Sep 27, 2017	Resale	Grant Deed	\$1,256,853	\$467	
Aug 16, 2013	Financing	Trustees Deed			\$8.1M
Aug 16, 2013	Recorded document	Grant Deed			
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

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

OWNERSHIP

Occupancy	Absentee owner
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