

Single Family Residence **RESIDENTIAL**

# 6852 E VIA RANCHO ROSARIO

TUCSON, AZ 85756

**\$387,555** TopHap Estimate · \$163 / ft<sup>2</sup> · confidence 96 · as of Jul 14, 2026



**2,384 ft<sup>2</sup>**  
LIVING AREA

**2019**  
YEAR BUILT

**2**  
STORIES

**7**  
ROOMS

## VALUATION

**\$388K**

\$371K low

\$404K high

Last Sale

**\$271,660 · Jul 29, 2019**

Est. Owner Equity

**\$387,555**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$3,026 (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

|             |                |            |            |               |
|-------------|----------------|------------|------------|---------------|
| 31<br>FLOOD | 76<br>WILDFIRE | 95<br>HEAT | 5<br>STORM | 35<br>DROUGHT |
|-------------|----------------|------------|------------|---------------|

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

## TRANSACTION HISTORY

| DATE         | TYPE              | DEED                | PRICE       | \$/FT² | LOAN   |
|--------------|-------------------|---------------------|-------------|--------|--------|
| Jun 18, 2020 | Quitclaim         | Quit Claim Transfer |             |        |        |
| Jun 6, 2019  | Resale            | Grant Deed          | \$271,660   | \$114  | \$244K |
| Jun 7, 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 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    | 3.8 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

Owner occupied