

Single Family Residence **RESIDENTIAL**

6876 E VIA RANCHO ROSARIO

TUCSON, AZ 85756

\$365,000 TopHap Estimate · \$228 / ft² · confidence 98 · as of Jul 14, 2026



2

BATHS

1,602 ft²

LIVING AREA

0.15 ac

LOT SIZE

2019

YEAR BUILT

1

STORIES

6

ROOMS

VALUATION

\$365K

\$357K low

\$373K high

Last Sale

\$360,000 · Jul 13, 2026

Est. Owner Equity

\$11,521

TAX & ASSESSMENT

Property Tax	\$2,519 (2025)
Assessed Value	\$21,309
Previous Assessed	\$20,295
Assessor Market Value	\$263,768

PROPERTY FACTS

Property Type	Single Family Residence
County	PIMA
Lot (acres)	0.15
Roof	Tile
Heating	Forced Air With Air Conditioning
Cooling	Refrigerator
Pool	No

CLIMATE RISK

32 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
Jul 6, 2026	Resale	Warranty Deed	\$360,000	\$225	\$353K
Jan 4, 2019	Recorded document	Grant Deed			
Mar 14, 2019	Resale	Grant Deed	\$281,130	\$175	\$237K
Sep 27, 2017	Resale	Grant Deed	\$1,256,853	\$785	
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	1.7 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