

Single Family Residence **RESIDENTIAL**

6896 E VIA RANCHO ROSARIO

TUCSON, AZ 85756

\$349,560 TopHap Estimate · \$218 / ft² · confidence 97 · as of Jul 14, 2026



1,602 ft²
LIVING AREA

2019
YEAR BUILT

1
STORIES

6
ROOMS

VALUATION

\$350K

\$338K low

\$361K high

Last Sale

\$227,920 · Nov 18, 2019

Est. Owner Equity

\$167,224

Loan-to-Value

52%

TAX & ASSESSMENT

Property Tax	\$2,490 (2025)
Assessed Value	\$26,856
Previous Assessed	\$28,817
Assessor Market Value	\$268,558

PROPERTY FACTS

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

CLIMATE RISK

25 FLOOD	77 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
Jun 14, 2019	Resale	Grant Deed	\$227,920	\$142	\$182K
Oct 29, 2019	Recorded document	Grant Deed			
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	3.2 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
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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