

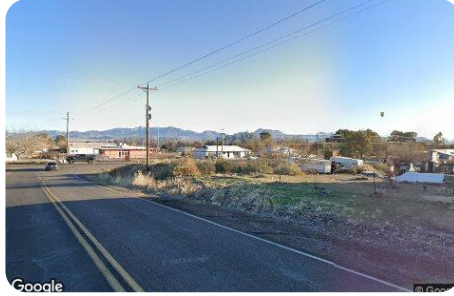
Rural Residence

RESIDENTIAL

865 S ROBINSON RANCH RD

THATCHER, AZ 85552

\$469,350 TopHap Estimate · \$132 / ft² · confidence 94 · as of Jul 14, 2026



3,552 ft²
LIVING AREA

0.91 ac
LOT SIZE

2006
YEAR BUILT

2
STORIES

VALUATION

\$469K

\$442K low

\$497K high

Est. Owner Equity

\$204,050

Loan-to-Value

60%

TAX & ASSESSMENT

Property Tax	\$2,304 (2025)
Assessed Value	\$37,848
Previous Assessed	\$35,553
Assessor Market Value	\$378,480

PROPERTY FACTS

Property Type	Rural Residence
County	Graham
Lot (acres)	0.91
Construction	Concrete
Roof	Tile
Heating	Yes
Cooling	Yes

CLIMATE RISK

1 FLOOD	70 WILDFIRE	85 HEAT	3 STORM	28 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Mar 15, 2012	Quitclaim	Quit Claim Transfer			\$198K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Thatcher High School	High	9–12	0.9 mi
Thatcher Middle School	Middle	7–8	1.4 mi
Jack Daley Primary School	Elementary	PK–2	1.4 mi

District: Thatcher 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 85552

105 CRIME INDEX	102 AIR POLLUTION	7,507 POPULATION	\$75K MEDIAN IN- COME	63°F AVG TEMP	86% SUNSHINE
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Index values: 100 = US average; lower is better.