

Single Family Residence **RESIDENTIAL**

1385 N RANGE RIDER PL

VAIL, AZ 85641

\$600,722 TopHap Estimate · \$246 / ft² · confidence 96 · as of Jul 14, 2026



2,439 ft²
LIVING AREA

2021
YEAR BUILT

1
STORIES

8
ROOMS

VALUATION

\$601K

\$577K low

\$624K high

Last Sale

\$473,727 · Sep 23, 2021

Est. Owner Equity

\$170,427

Loan-to-Value

76%

TAX & ASSESSMENT

Property Tax	\$4,835 (2025)
Assessed Value	\$52,471
Previous Assessed	\$50,175
Assessor Market Value	\$524,707

PROPERTY FACTS

Property Type	Single Family Residence
County	Pima
Roof	Tile
Heating	Forced Air
Cooling	Refrigerator
Pool	Yes

CLIMATE RISK

1 FLOOD	88 WILDFIRE	90 HEAT	6 STORM	35 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jul 21, 2022	Financing	Intrafamily Transfer			
Aug 6, 2021	Resale	Special Warranty Deed	\$473,727	\$194	\$355K
Jul 1, 2019	Non-arms-length	Warranty Deed	\$940,000	\$385	
Jul 1, 2019	Recorded document	Grant Deed			
Jul 1, 2019	Recorded document	Warranty Deed			
Jul 1, 2019	Non-arms-length	Warranty Deed	\$700,000	\$287	
May 20, 2016	Recorded document	Grant Deed			
May 3, 2016	Recorded document	Grant Deed			
Nov 4, 2009	Foreclosure sale	Trustees Deed	\$1,100,000	\$451	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Acacia Elementary School	Elementary	KG–5	4.1 mi
Old Vail Middle School	Middle	6–8	4.5 mi

Cienega High School	High	9–12	5.2 mi
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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 85641

46 CRIME INDEX	97 AIR POLLUTION	27,630 POPULATION	\$111K MEDIAN IN-COME	64°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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