

Single Family Residence **RESIDENTIAL**

1345 N RANGE RIDER PL

VAIL, AZ 85641

\$503,533 TopHap Estimate · \$231 / ft² · confidence 91 · as of Jul 14, 2026



2,178 ft²
LIVING AREA

2021
YEAR BUILT

1
STORIES

7
ROOMS

VALUATION

\$504K

\$459K low

\$548K high

Last Sale

\$429,928 · May 20, 2021

Est. Owner Equity

\$116,599

Loan-to-Value

78%

TAX & ASSESSMENT

Property Tax	\$4,475 (2025)
Assessed Value	\$44,903
Previous Assessed	\$46,586
Assessor Market Value	\$449,032

PROPERTY FACTS

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

CLIMATE RISK

1 FLOOD	88 WILDFIRE	93 HEAT	10 STORM	35 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 4, 2021	Financing	Correction Deed			
May 3, 2021	Resale	Special Warranty Deed	\$429,928	\$197	\$387K
Sep 28, 2020	Recorded document	Warranty Deed			
Sep 29, 2020	Financing	Grant Deed			\$3.5M
Jul 1, 2019	Recorded document	Grant Deed			
Jul 1, 2019	Non-arms-length	Warranty Deed	\$700,000	\$321	
Jul 1, 2019	Recorded document	Warranty Deed			
Jul 1, 2019	Non-arms-length	Warranty Deed	\$940,000	\$432	
May 20, 2016	Recorded document	Grant Deed			
May 3, 2016	Recorded document	Grant Deed			
Nov 4, 2009	Foreclosure sale	Trustees Deed	\$1,100,000	\$505	

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

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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