

Single Family Residence **RESIDENTIAL**

1305 N RANGE RIDER PL

VAIL, AZ 85641

\$613,488 TopHap Estimate · \$252 / ft² · confidence 95 · as of Jul 14, 2026



2,439 ft²
LIVING AREA

2021
YEAR BUILT

1
STORIES

8
ROOMS

VALUATION

\$613K

\$582K low

\$645K high

Last Sale

\$609,650 · May 1, 2023

Est. Owner Equity

\$613,488

TAX & ASSESSMENT

Property Tax	\$5,428 (2025)
Assessed Value	\$57,646
Previous Assessed	\$50,197
Assessor Market Value	\$576,456

PROPERTY FACTS

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

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
Apr 19, 2023	Resale	Warranty Deed	\$609,650	\$250	
Feb 17, 2023	Financing	Intrafamily Transfer			
Feb 17, 2023	Financing	Affidavit Of Death Of Joint Tenant			
Mar 9, 2021	Resale	Special Warranty Deed	\$448,071	\$184	\$336K
Sep 29, 2020	Financing	Grant Deed			\$3.5M
Sep 28, 2020	Recorded document	Warranty Deed			
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	4.2 mi
Old Vail Middle School	Middle	6–8	4.5 mi
Cienega High School	High	9–12	5.3 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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