

Single Family Residence **RESIDENTIAL**

1289 N RANGE RIDER PL

VAIL, AZ 85641

\$504,641 TopHap Estimate · \$232 / ft² · confidence 91 · as of Jul 14, 2026



2,178 ft²
LIVING AREA

2021
YEAR BUILT

1
STORIES

7
ROOMS

VALUATION

\$505K

\$460K low

\$549K high

Last Sale

\$420,050 · Mar 16, 2021

Est. Owner Equity

\$74,930

Loan-to-Value

86%

TAX & ASSESSMENT

Property Tax	\$4,963 (2025)
Assessed Value	\$44,929
Previous Assessed	\$46,613
Assessor Market Value	\$449,293

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
Mar 1, 2021	Resale	Special Warranty Deed	\$420,050	\$193	\$430K
Sep 28, 2020	Recorded document	Warranty Deed			
Sep 29, 2020	Financing	Grant Deed			\$3.5M
Jul 1, 2019	Non-arms-length	Warranty Deed	\$700,000	\$321	
Jul 1, 2019	Recorded document	Warranty Deed			
Jul 1, 2019	Recorded document	Grant Deed			
Jul 1, 2019	Non-arms-length	Warranty Deed	\$940,000	\$432	
May 20, 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	4.2 mi
Old Vail Middle School	Middle	6–8	4.6 mi

Cienega High School	High	9–12	5.3 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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