

Single Family Residence **RESIDENTIAL**

952 S RINCON RISING RD

TUCSON, AZ 85748

\$470,000 TopHap Estimate · \$198 / ft² · confidence 90 · as of Jul 14, 2026



3

BEDS

3

BATHS

2,372 ft²

LIVING AREA

0.18 ac

LOT SIZE

1996

YEAR BUILT

2

STORIES

9

ROOMS

3

PARKING

VALUATION

\$470K

\$423K low

\$517K high

Last Sale

\$385,000 · Aug 8, 2025

Est. Owner Equity

\$470,000

TAX & ASSESSMENT

Property Tax	\$3,365 (2025)
Assessed Value	\$30,288
Previous Assessed	\$28,845
Assessor Market Value	\$339,227

PROPERTY FACTS

Property Type	Single Family Residence
County	PIMA
Lot (acres)	0.18
Roof	Tile
Heating	Forced Air With Air Conditioning
Cooling	Refrigerator
Fireplace	Yes
Pool	No

CLIMATE RISK

1 FLOOD	63 WILDFIRE	93 HEAT	8 STORM	28 DROUGHT
------------	----------------	------------	------------	---------------

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Aug 6, 2025	Resale	Warranty Deed	\$385,000	\$162	
Jul 28, 2023	Financing	Intrafamily Transfer			\$85K
Dec 4, 2020	Resale	Warranty Deed	\$324,900	\$137	\$260K
Jan 16, 2001	Quitclaim	Quit Claim Transfer			
Jun 17, 1998	Resale	Grant Deed	\$175,000	\$74	\$14K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Gridley Middle School	Middle	6–8	0.7 mi
Gale Elementary School	Elementary	PK–6	1.0 mi
Sahuaro High School	High	8–12	1.9 mi

District: Tucson 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 85748

40 CRIME INDEX	99 AIR POLLUTION	19,047 POPULATION	\$100K MEDIAN IN-COME	67°F AVG TEMP	85% SUNSHINE
--------------------------	----------------------------	-----------------------------	---------------------------------	-------------------------	------------------------

Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Absentee owner
-----------	-----------------------