

Planned Unit Development (Pud)

**RESIDENTIAL**

## 966 S RINCON RISING RD

TUCSON, AZ 85748

**\$557,498** TopHap Estimate · \$186 / ft<sup>2</sup> · confidence 92 · as of Jul 14, 2026



**3**

BATHS

**3,004 ft<sup>2</sup>**

LIVING AREA

**0.18 ac**

LOT SIZE

**1996**

YEAR BUILT

**2**

STORIES

**10**

ROOMS

**3**

PARKING

### VALUATION

**\$557K**

\$511K low

\$604K high

Last Sale

**\$275,000 · Feb 3, 2003**

Est. Owner Equity

**\$318,198**

Loan-to-Value

**45%**

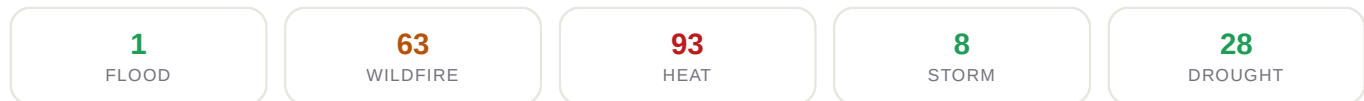
## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$3,871 (2025) |
| Assessed Value        | \$39,903       |
| Previous Assessed     | \$38,188       |
| Assessor Market Value | \$399,028      |

## PROPERTY FACTS

|               |                                |
|---------------|--------------------------------|
| Property Type | Planned Unit Development (Pud) |
| County        | Pima                           |
| Lot (acres)   | 0.18                           |
| Roof          | Tile                           |
| Heating       | Forced Air                     |
| Cooling       | Refrigerator                   |
| Pool          | No                             |

## CLIMATE RISK



## TRANSACTION HISTORY

| DATE        | TYPE      | DEED                | PRICE     | \$/FT² | LOAN   |
|-------------|-----------|---------------------|-----------|--------|--------|
| Mar 7, 2015 | Quitclaim | Quit Claim Transfer |           |        |        |
| Feb 3, 2003 | Resale    | Grant Deed          | \$275,000 | \$92   | \$227K |

## 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

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

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

### OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|