

Rural Residence

RESIDENTIAL

175 TIM CT

RIO RICO, AZ 85648

\$217,764 TopHap Estimate · \$150 / ft² · confidence 94 · as of Jul 14, 2026



1,449 ft²
LIVING AREA

0.54 ac
LOT SIZE

2008
YEAR BUILT

1
STORIES

4
ROOMS

2
PARKING

VALUATION

\$218K

\$205K low

\$230K high

Last Sale

\$85,000 · Oct 4, 2010

Est. Owner Equity

\$124,500

Loan-to-Value

40%

TAX & ASSESSMENT

Property Tax	\$1,239 (2024)
Assessed Value	\$16,272
Previous Assessed	\$16,636
Assessor Market Value	\$162,720

PROPERTY FACTS

Property Type	Rural Residence
County	Santa Cruz
Lot (acres)	0.54
Construction	Concrete
Foundation	Stone (Unspecified)
Roof	Composition Shingle
Heating	Floor/Wall Furnace
Garage	Garage, Attached
Pool	No

CLIMATE RISK

1 FLOOD	88 WILDFIRE	85 HEAT	13 STORM	35 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Oct 1, 2010	Resale	Warranty Deed	\$85,000	\$59	\$93K
Aug 11, 2008	Quitclaim	Quit Claim Transfer			\$126K
Aug 1, 2008	Resale	Warranty Deed	\$15,000	\$10	
Oct 1, 2006	Resale	Warranty Deed	\$11,800	\$8	
Nov 6, 2001	Recorded document	Grant Deed			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Calabasas School	Middle	PK–8	0.8 mi
Rio Rico High School	High	9–12	5.7 mi

District: Santa Cruz Valley 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 85648

48 CRIME INDEX	105 AIR POLLUTION	18,682 POPULATION	\$60K MEDIAN IN-COME	63°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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