

Rural Residence

RESIDENTIAL

1046 VIA RITA

RIO RICO, AZ 85648

\$241,963

TopHap Estimate · \$146 / ft² · confidence 93 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,652 ft²

LIVING AREA

0.44 ac

LOT SIZE

2008

YEAR BUILT

1

STORIES

5

ROOMS

2

PARKING

VALUATION

\$242K

\$224K low

\$260K high

Last Sale

\$94,000 · May 11, 2010

Est. Owner Equity

\$147,813

Loan-to-Value

39%

TAX & ASSESSMENT

Property Tax	\$1,309 (2024)
Assessed Value	\$15,582
Previous Assessed	\$16,003
Assessor Market Value	\$155,820

PROPERTY FACTS

Property Type	Rural Residence
County	Santa Cruz
Lot (acres)	0.44
Construction	Concrete
Foundation	Concrete
Roof	Composition Shingle
Heating	Heat Pump
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
May 5, 2010	Resale	Warranty Deed	\$94,000	\$57	\$100K
Oct 20, 2008	Quitclaim	Quit Claim Transfer			\$123K
Oct 1, 2006	Resale	Warranty Deed	\$15,000	\$9	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
San Cayetano Elementary School	Elementary	KG–5	2.2 mi
Coatimundi Middle School	Middle	6–8	5.7 mi
Rio Rico High School	High	9–12	5.8 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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