

Rural Residence

RESIDENTIAL

399 RIO RICO DR

RIO RICO, AZ 85648

\$273,897 TopHap Estimate · \$164 / ft² · confidence 93 · as of Jul 14, 2026



1,674 ft²
LIVING AREA

1.45 ac
LOT SIZE

2017
YEAR BUILT

1
STORIES

3
PARKING

VALUATION

\$274K

\$253K low

\$294K high

Est. Owner Equity

\$132,197

Loan-to-Value

50%

TAX & ASSESSMENT

Property Tax	\$2,038 (2024)
Assessed Value	\$21,516
Previous Assessed	\$24,276
Assessor Market Value	\$215,161

PROPERTY FACTS

Property Type	Rural Residence
County	Santa Cruz
Lot (acres)	1.45
Construction	Steel Frame
Roof	Builtup (layered Asphalt)
Cooling	Package
Garage	Garage, Attached
Pool	No

CLIMATE RISK

61
FLOOD

91
WILDFIRE

86
HEAT

14
STORM

35
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Oct 25, 2017	Financing	Intrafamily Transfer			\$142K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
San Cayetano Elementary School	Elementary	KG–5	0.9 mi
Coatimundi Middle School	Middle	6–8	2.8 mi
Rio Rico High School	High	9–12	2.9 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	Absentee owner
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