

Rural Residence

RESIDENTIAL

1706 CAMINO RIVERA

RIO RICO, AZ 85648

\$276,325 TopHap Estimate · \$169 / ft² · confidence 90 · as of Jul 14, 2026



1,631 ft²
LIVING AREA

0.25 ac
LOT SIZE

1921
YEAR BUILT

1
STORIES

VALUATION

\$276K

\$249K low

\$304K high

Last Sale

\$268,000 · Jul 3, 2025

Est. Owner Equity

\$8,325

Loan-to-Value

97%

TAX & ASSESSMENT

Property Tax	\$1,838 (2024)
Assessed Value	\$22,468
Previous Assessed	\$22,468
Assessor Market Value	\$224,677

PROPERTY FACTS

Property Type	Rural Residence
County	Santa Cruz
Lot (acres)	0.25
Heating	None
Pool	No

CLIMATE RISK

1 FLOOD	90 WILDFIRE	88 HEAT	12 STORM	35 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jul 2, 2025	Resale	Warranty Deed	\$268,000	\$164	\$268K
Oct 4, 2023	Resale	Warranty Deed	\$260,000	\$159	
Dec 21, 2021	Resale	Warranty Deed	\$229,000	\$140	\$206K
Dec 30, 2020	Resale	Warranty Deed	\$10,500	\$6	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Coatimundi Middle School	Middle	6–8	3.0 mi
Rio Rico High School	High	9–12	3.2 mi
San Cayetano Elementary School	Elementary	KG–5	6.1 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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