

Single Family Residence

RESIDENTIAL

640 S RINCON RISING RD

TUCSON, AZ 85748

\$409,918 TopHap Estimate · \$188 / ft² · confidence 96 · as of Jul 14, 2026



4

BEDS

3.5

BATHS

2,175 ft²

LIVING AREA

0.16 ac

LOT SIZE

1997

YEAR BUILT

1

STORIES

9

ROOMS

2

PARKING

VALUATION

\$410K

\$392K low

\$428K high

Last Sale

\$392,000 · Dec 30, 2021

Est. Owner Equity

\$51,238

Loan-to-Value

87%

TAX & ASSESSMENT

Property Tax	\$3,335 (2025)
Assessed Value	\$30,015
Previous Assessed	\$28,586
Assessor Market Value	\$345,110

PROPERTY FACTS

Property Type	Single Family Residence
County	PIMA
Lot (acres)	0.16
Roof	Tile
Heating	Forced Air With Air Conditioning
Cooling	Refrigerator
Pool	Yes

CLIMATE RISK

1 FLOOD	34 WILDFIRE	93 HEAT	8 STORM	28 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Dec 23, 2021	Resale	Warranty Deed	\$392,000	\$180	\$359K
Apr 21, 2021	Resale	Warranty Deed	\$270,000	\$124	\$303K
May 14, 2019	Quitclaim	Quit Claim Transfer			
Mar 1, 2005	Non-arms-length	Warranty Deed	\$280,000	\$129	\$266K
Sep 5, 2003	Non-arms-length	Grant Deed	\$222,500	\$102	\$178K
Apr 30, 2002	Non-arms-length	Grant Deed	\$200,000	\$92	\$160K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Gridley Middle School	Middle	6–8	0.5 mi
Gale Elementary School	Elementary	PK–6	0.8 mi
Sahuaro High School	High	8–12	1.7 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

40 CRIME INDEX	99 AIR POLLUTION	19,047 POPULATION	\$100K MEDIAN IN-COME	67°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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