

Rural Residence

**RESIDENTIAL**

# 1702 CAMINO RIVERA

RIO RICO, AZ 85648

**\$231,932** TopHap Estimate · \$173 / ft<sup>2</sup> · confidence 95 · as of Jul 14, 2026



**1,343 ft<sup>2</sup>**  
LIVING AREA

**0.25 ac**  
LOT SIZE

**2005**  
YEAR BUILT

**1**  
STORIES

**4**  
ROOMS

**2**  
PARKING

## VALUATION

**\$232K**

\$221K low

\$243K high

Last Sale

**\$139,900 · Mar 8, 2019**

Est. Owner Equity

**\$127,467**

Loan-to-Value

**42%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$1,094 (2024) |
| Assessed Value        | \$16,476       |
| Previous Assessed     | \$16,899       |
| Assessor Market Value | \$164,763      |

## PROPERTY FACTS

|               |                     |
|---------------|---------------------|
| Property Type | Rural Residence     |
| County        | Santa Cruz          |
| Lot (acres)   | 0.25                |
| Construction  | Steel Frame         |
| Foundation    | Stone (Unspecified) |
| Roof          | Tile                |
| Heating       | Heat Pump           |
| Cooling       | Refrigerator        |
| Garage        | Garage, Attached    |
| Pool          | No                  |

Porch · 30 ft²

## CLIMATE RISK

**1**  
FLOOD

**90**  
WILDFIRE

**88**  
HEAT

**12**  
STORM

**35**  
DROUGHT

Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE         | TYPE            | DEED          | PRICE     | \$/FT² | LOAN   |
|--------------|-----------------|---------------|-----------|--------|--------|
| Mar 6, 2019  | Resale          | Warranty Deed | \$139,900 | \$104  | \$106K |
| Dec 11, 2015 | Non-arms-length | Warranty Deed | \$69,500  | \$52   |        |

## 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   | 6.0 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<br>CRIME INDEX | 105<br>AIR POLLUTION | 18,682<br>POPULATION | \$60K<br>MEDIAN IN-COME | 63°F<br>AVG TEMP | 85%<br>SUNSHINE |
|-------------------|----------------------|----------------------|-------------------------|------------------|-----------------|

Index values: 100 = US average; lower is better.

## OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Owner occupied |
|-----------|----------------|