

Single Family Residence

RESIDENTIAL

5178 S RIVER RUN DR

TUCSON, AZ 85746

\$297,126 TopHap Estimate · \$171 / ft² · confidence 97 · as of Jul 14, 2026



1,740 ft²
LIVING AREA

2016
YEAR BUILT

1
STORIES

6
ROOMS

2
PARKING

VALUATION

\$297K

\$288K low

\$306K high

Last Sale

\$245,000 · Apr 30, 2021

Est. Owner Equity

\$27,792

Loan-to-Value

88%

TAX & ASSESSMENT

Property Tax	\$2,380 (2025)
Assessed Value	\$25,900
Previous Assessed	\$26,321
Assessor Market Value	\$259,001

PROPERTY FACTS

Property Type	Single Family Residence
County	Pima
Roof	Tile
Heating	Forced Air
Cooling	Refrigerator
Pool	No

CLIMATE RISK

10
FLOOD

72
WILDFIRE

96
HEAT

5
STORM

35
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Apr 29, 2021	Resale	Warranty Deed	\$245,000	\$141	\$241K
Apr 29, 2021	Financing	Intrafamily Transfer			\$14K
Dec 6, 2016	Resale	Grant Deed	\$205,000	\$118	\$194K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Raul Grijalva Elementary School	Elementary	PK–5	0.9 mi
Pistor Middle School	Middle	6–8	1.9 mi
Pueblo High School	High	8–12	1.9 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 85746

88 CRIME INDEX	108 AIR POLLUTION	45,111 POPULATION	\$62K MEDIAN IN-COME	68°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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