

Single Family Residence

RESIDENTIAL

5189 S RIVER RUN DR

TUCSON, AZ 85746

\$288,723 TopHap Estimate · \$197 / ft² · confidence 97 · as of Jul 14, 2026



1,465 ft²
LIVING AREA

2016
YEAR BUILT

1
STORIES

5
ROOMS

2
PARKING

VALUATION

\$289K

\$279K low

\$298K high

Last Sale

\$173,709 · Dec 29, 2016

Est. Owner Equity

\$156,623

Loan-to-Value

45%

TAX & ASSESSMENT

Property Tax	\$2,137 (2025)
Assessed Value	\$24,089
Previous Assessed	\$24,473
Assessor Market Value	\$240,887

PROPERTY FACTS

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

CLIMATE RISK

51
FLOOD

71
WILDFIRE

96
HEAT

5
STORM

35
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Dec 6, 2016	Resale	Grant Deed	\$173,709	\$119	\$132K

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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