

Single Family Residence

RESIDENTIAL

5099 S RIVER RUN DR

TUCSON, AZ 85746

\$297,855 TopHap Estimate · \$171 / ft² · confidence 99 · as of Jul 14, 2026



1,740 ft²
LIVING AREA

2016
YEAR BUILT

1
STORIES

6
ROOMS

2
PARKING

VALUATION

\$298K

\$294K low

\$302K high

Last Sale

\$205,000 · Mar 3, 2017

Est. Owner Equity

\$113,355

Loan-to-Value

60%

TAX & ASSESSMENT

Property Tax	\$2,449 (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

1 FLOOD	72 WILDFIRE	96 HEAT	5 STORM	35 DROUGHT
------------	----------------	------------	------------	---------------

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Mar 2, 2017	Resale	Special Warranty Deed	\$205,000	\$118	\$185K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Raul Grijalva Elementary School	Elementary	PK–5	1.0 mi
Pueblo High School	High	8–12	1.9 mi
Pistor Middle School	Middle	6–8	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
--------------------------	-----------------------------	-----------------------------	--------------------------------	-------------------------	------------------------

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

OWNERSHIP

Occupancy	Absentee owner
-----------	-----------------------