

Single Family Residence **RESIDENTIAL**

5069 S RIVER RUN DR

TUCSON, AZ 85746

\$301,477 TopHap Estimate · \$173 / ft² · confidence 97 · as of Jul 14, 2026



1,740 ft²
LIVING AREA

2017
YEAR BUILT

1
STORIES

6
ROOMS

2
PARKING

VALUATION

\$301K

\$292K low

\$311K high

Last Sale

\$240,000 · Jan 29, 2021

Est. Owner Equity

\$65,824

Loan-to-Value

76%

TAX & ASSESSMENT

Property Tax	\$2,380 (2025)
Assessed Value	\$26,058
Previous Assessed	\$26,493
Assessor Market Value	\$260,578

PROPERTY FACTS

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

CLIMATE RISK

52 FLOOD	72 WILDFIRE	96 HEAT	5 STORM	35 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jan 27, 2021	Resale	Warranty Deed	\$240,000	\$138	\$236K
Nov 1, 2016	Resale	Grant Deed	\$193,466	\$111	
Mar 22, 2017	Resale	Special Warranty Deed	\$193,466	\$111	\$60K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Raul Grijalva Elementary School	Elementary	PK–5	1.0 mi
Pueblo High School	High	8–12	1.8 mi
Pistor Middle School	Middle	6–8	2.0 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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