

Single Family Residence

RESIDENTIAL

4954 S RIVER RUN DR

TUCSON, AZ 85746

\$330,629 TopHap Estimate · \$164 / ft² · confidence 96 · as of Jul 14, 2026



2,010 ft²
LIVING AREA

2017
YEAR BUILT

2
STORIES

6
ROOMS

2
PARKING

VALUATION

\$331K

\$318K low

\$343K high

Last Sale

\$222,119 · Jul 13, 2017

Est. Owner Equity

\$330,629

TAX & ASSESSMENT

Property Tax	\$2,533 (2025)
Assessed Value	\$26,647
Previous Assessed	\$27,094
Assessor Market Value	\$266,467

PROPERTY FACTS

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

CLIMATE RISK

1 FLOOD	35 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
Aug 1, 2023	Non-arms-length	Joint Tenancy Deed	\$345,000	\$172	\$339K
Jul 3, 2017	Quitclaim	Quit Claim Transfer			
Jun 2, 2017	Recorded document	Grant Deed			
Jul 3, 2017	Resale	Special Warranty Deed	\$222,119	\$111	\$215K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Raul Grijalva Elementary School	Elementary	PK–5	1.1 mi
Pueblo High School	High	8–12	1.7 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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