

Single Family Residence

RESIDENTIAL

5172 S RIVER RUN DR

TUCSON, AZ 85746

\$298,041 TopHap Estimate · \$203 / ft² · confidence 97 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,465 ft²

LIVING AREA

0.12 ac

LOT SIZE

2016

YEAR BUILT

1

STORIES

5

ROOMS

2

PARKING

VALUATION

\$298K

\$289K low

\$307K high

Last Sale

\$186,258 · Apr 28, 2017

Est. Owner Equity

\$298,041

TAX & ASSESSMENT

Property Tax	\$2,137 (2025)
Assessed Value	\$19,233
Previous Assessed	\$18,317
Assessor Market Value	\$240,887

PROPERTY FACTS

Property Type	Single Family Residence
County	PIMA
Lot (acres)	0.12
Roof	Tile
Heating	Forced Air With Air Conditioning
Cooling	Refrigerator
Fireplace	Yes
Pool	No

CLIMATE RISK

33
FLOOD

66
WILDFIRE

96
HEAT

5
STORM

35
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Nov 3, 2025	Financing	Intrafamily Transfer			
Apr 25, 2017	Financing	Special Warranty Deed			
Apr 25, 2017	Quitclaim	Quit Claim Transfer			
Apr 25, 2017	Resale	Grant Deed	\$186,258	\$127	\$186K

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	Absentee owner
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