

Single Family Residence **RESIDENTIAL**

# 4979 S RIVER RUN DR

TUCSON, AZ 85746

**\$368,000** TopHap Estimate · \$166 / ft<sup>2</sup> · confidence 98 · as of Jul 14, 2026



**3**

BATHS

**2,212 ft<sup>2</sup>**

LIVING AREA

**0.11 ac**

LOT SIZE

**2017**

YEAR BUILT

**2**

STORIES

**7**

ROOMS

**2**

PARKING

## VALUATION

**\$368K**

\$361K low

\$375K high

Last Sale

**\$236,470 · Nov 30, 2017**

Est. Owner Equity

**\$368,000**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$2,635 (2025) |
| Assessed Value        | \$23,710       |
| Previous Assessed     | \$22,581       |
| Assessor Market Value | \$277,233      |

## PROPERTY FACTS

|               |                                  |
|---------------|----------------------------------|
| Property Type | Single Family Residence          |
| County        | PIMA                             |
| Lot (acres)   | 0.11                             |
| Roof          | Tile                             |
| Heating       | Forced Air With Air Conditioning |
| Cooling       | Refrigerator                     |
| Pool          | No                               |

## CLIMATE RISK

|            |                |            |            |               |
|------------|----------------|------------|------------|---------------|
| 1<br>FLOOD | 72<br>WILDFIRE | 96<br>HEAT | 5<br>STORM | 35<br>DROUGHT |
|------------|----------------|------------|------------|---------------|

Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE         | TYPE              | DEED                  | PRICE     | \$/FT² | LOAN   |
|--------------|-------------------|-----------------------|-----------|--------|--------|
| Oct 10, 2017 | Resale            | Special Warranty Deed | \$236,470 | \$107  | \$232K |
| Oct 10, 2017 | Quitclaim         | Quit Claim Transfer   |           |        |        |
| Nov 8, 2017  | Recorded document | Grant Deed            |           |        |        |

## 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

|                          |                             |                             |                                |                         |                        |
|--------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>88</b><br>CRIME INDEX | <b>108</b><br>AIR POLLUTION | <b>45,111</b><br>POPULATION | <b>\$62K</b><br>MEDIAN IN-COME | <b>68°F</b><br>AVG TEMP | <b>85%</b><br>SUNSHINE |
|--------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

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

### OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|