

Single Family Residence

RESIDENTIAL

5045 S RIVER RUN DR

TUCSON, AZ 85746

\$350,714 TopHap Estimate · \$159 / ft² · confidence 94 · as of Jul 14, 2026



2,212 ft²
LIVING AREA

2017
YEAR BUILT

2
STORIES

7
ROOMS

2
PARKING

VALUATION

\$351K

\$328K low

\$373K high

Last Sale

\$345,000 · Dec 10, 2024

Est. Owner Equity

\$22,964

Loan-to-Value

93%

TAX & ASSESSMENT

Property Tax	\$2,396 (2025)
Assessed Value	\$27,723
Previous Assessed	\$28,193
Assessor Market Value	\$277,233

PROPERTY FACTS

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

CLIMATE RISK

45
FLOOD

72
WILDFIRE

96
HEAT

5
STORM

35
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Dec 10, 2024	Resale	Warranty Deed	\$345,000	\$156	\$328K
Aug 1, 2017	Resale	Grant Deed	\$221,607	\$100	\$199K
Aug 1, 2017	Quitclaim	Quit Claim Transfer			
Aug 2, 2017	Recorded document	Grant Deed			

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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