

Single Family Residence **RESIDENTIAL**

# 40 RIMROCK RIDE

SEDONA, AZ 86351

**\$552,593** TopHap Estimate · \$422 / ft<sup>2</sup> · confidence 94 · as of Jul 14, 2026



**1,308 ft<sup>2</sup>**  
LIVING AREA

**0.3 ac**  
LOT SIZE

**1996**  
YEAR BUILT

**1**  
STORIES

**2**  
PARKING

## VALUATION

**\$553K**

\$522K low

\$583K high

Last Sale

**\$456,000 · Jul 17, 2020**

Est. Owner Equity

**\$152,593**

Loan-to-Value

**74%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$2,390 (2024) |
| Assessed Value        | \$47,946       |
| Previous Assessed     | \$47,946       |
| Assessor Market Value | \$479,455      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Ranch                   |
| County        | Yavapai                 |
| Lot (acres)   | 0.30                    |
| Construction  | Steel Frame             |
| Roof          | Composition Shingle     |
| Heating       | Yes                     |
| Cooling       | Yes                     |
| Garage        | Garage, Attached        |
| Pool          | No                      |

Patio · 48 ft²

Porch · 512 ft²

## TRANSACTION HISTORY

| DATE         | TYPE            | DEED             | PRICE     | \$/FT² | LOAN   |
|--------------|-----------------|------------------|-----------|--------|--------|
| Mar 6, 2025  | Financing       | Beneficiary Deed |           |        |        |
| Jun 23, 2020 | Resale          | Warranty Deed    | \$456,000 | \$349  | \$250K |
| May 14, 2019 | Resale          | Warranty Deed    | \$429,000 | \$328  |        |
| Mar 31, 2004 | Resale          | Grant Deed       | \$226,500 | \$173  |        |
| Apr 10, 2002 | Non-arms-length | Grant Deed       | \$140,000 | \$107  | \$110K |
| Aug 31, 2001 | Non-arms-length | Grant Deed       | \$14,000  | \$11   | \$133K |
| Feb 16, 1994 | Resale          | Grant Deed       | \$35,000  | \$27   |        |

## ASSIGNED SCHOOLS

| SCHOOL                                    | LEVEL      | GRADES | DISTANCE |
|-------------------------------------------|------------|--------|----------|
| Sedona Red Rock Junior/Senior High School | Middle     | 7–12   | 6.2 mi   |
| West Sedona Elementary School             | Elementary | PK–6   | 6.7 mi   |

District: Sedona-Oak Creek Joint 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 86351**

|                           |                            |                            |                                |                         |                        |
|---------------------------|----------------------------|----------------------------|--------------------------------|-------------------------|------------------------|
| <b>133</b><br>CRIME INDEX | <b>92</b><br>AIR POLLUTION | <b>7,628</b><br>POPULATION | <b>\$80K</b><br>MEDIAN IN-COME | <b>53°F</b><br>AVG TEMP | <b>83%</b><br>SUNSHINE |
|---------------------------|----------------------------|----------------------------|--------------------------------|-------------------------|------------------------|

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