

Mobile Home

RESIDENTIAL

6041 E RIVER RUN DR
COTTONWOOD, AZ 86326



1,188 ft²

LIVING AREA

0.2 ac

LOT SIZE

2006

YEAR BUILT

1

STORIES

VALUATION

Last Sale

\$132,000 · Apr 21, 2006

TAX & ASSESSMENT

Property Tax	\$591 (2024)
Assessed Value	\$7,541
Previous Assessed	\$7,541
Assessor Market Value	\$75,410

PROPERTY FACTS

Property Type	Mobile Home
County	Yavapai
Lot (acres)	0.20
Construction	Steel Frame
Roof	Composition Shingle
Heating	Yes
Cooling	Yes
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Apr 6, 2006	Resale	Warranty Deed	\$132,000	\$111	\$125K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Mingus Union High School	High	9–12	2.8 mi
Dr. Daniel Bright Elementary School	Elementary	KG–8	3.9 mi

District: Mingus Union High School 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 86326

118 CRIME INDEX	92 AIR POLLUTION	26,265 POPULATION	\$57K MEDIAN IN-COME	58°F AVG TEMP	86% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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