

Single Family Residence

RESIDENTIAL

1043 E RODDA RIVER PL

TUCSON, AZ 85718

\$710,364 TopHap Estimate · \$311 / ft² · confidence 93 · as of Jul 14, 2026

2

BATHS

2,287 ft²

LIVING AREA

0.37 ac

LOT SIZE

2004

YEAR BUILT

1

STORIES

7

ROOMS

3

PARKING

VALUATION

\$710K

\$662K low

\$758K high

Est. Owner Equity

\$660,364

Loan-to-Value

8%

TAX & ASSESSMENT

Property Tax

\$4,275 (2025)

Assessed Value

\$50,287

Previous Assessed

\$47,870

Assessor Market Value

\$502,874

PROPERTY FACTS

Property Type	Single Family Residence
County	Pima
Lot (acres)	0.37
Roof	Builtup (layered Asphalt)
Heating	Forced Air
Cooling	Refrigerator
Pool	No

CLIMATE RISK

1 FLOOD	59 WILDFIRE	93 HEAT	6 STORM	28 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Oct 6, 2005	Quitclaim	Quit Claim Transfer			
Nov 22, 2004	Recorded document	Grant Deed			
Nov 1, 2004	Non-arms-length	Warranty Deed	\$412,219	\$180	\$50K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rio Vista Elementary School	Elementary	PK–5	0.9 mi
Amphitheater Middle School	Middle	6–8	1.8 mi
Amphitheater High School	High	9–12	2.2 mi

District: Amphitheater 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 85718

90 CRIME INDEX	107 AIR POLLUTION	29,425 POPULATION	\$120K MEDIAN IN-COME	64°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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