

Single Family Residence **RESIDENTIAL**

1047 E RODDA RIVER PL

TUCSON, AZ 85718

\$682,409 TopHap Estimate · \$252 / ft² · confidence 94 · as of Jul 14, 2026

2

BATHS

2,704 ft²

LIVING AREA

0.29 ac

LOT SIZE

2004

YEAR BUILT

1

STORIES

7

ROOMS

3

PARKING

VALUATION

\$682K

\$642K low

\$722K high

Est. Owner Equity

\$97,610

Loan-to-Value

83%

TAX & ASSESSMENT

Property Tax

\$4,725 (2025)

Assessed Value

\$54,905

Previous Assessed

\$52,282

Assessor Market Value

\$549,045

PROPERTY FACTS

Property Type	Single Family Residence
County	Pima
Lot (acres)	0.29
Roof	Builtup (layered Asphalt)
Heating	Forced Air
Cooling	Refrigerator
Pool	No

CLIMATE RISK

1 FLOOD	60 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
Jul 1, 2006	Recorded document	Grant Deed			
Feb 1, 2004	Non-arms-length	Warranty Deed	\$418,499	\$155	\$335K
Feb 23, 2005	Recorded document	Grant Deed			

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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