

Single Family Residence

RESIDENTIAL

1048 E RODDA RIVER PL

TUCSON, AZ 85718

\$705,536 TopHap Estimate · \$261 / ft² · confidence 86 · as of Jul 14, 2026

3

BEDS

2.5

BATHS

2,704 ft²

LIVING AREA

0.2 ac

LOT SIZE

2004

YEAR BUILT

1

STORIES

7

ROOMS

3

PARKING

VALUATION

\$706K

\$607K low

\$804K high

Last Sale

\$690,000 · Jul 17, 2025

Est. Owner Equity

\$705,536

TAX & ASSESSMENT

Property Tax

\$4,718 (2025)

Assessed Value

\$45,366

Previous Assessed

\$43,206

Assessor Market Value

\$548,298

PROPERTY FACTS

Property Type	Single Family Residence
County	PIMA
Lot (acres)	0.20
Roof	Tile
Heating	Forced Air With Air Conditioning
Cooling	Refrigerator
Fireplace	Yes
Pool	No

CLIMATE RISK

1 FLOOD	45 WILDFIRE	93 HEAT	6 STORM	28 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jul 14, 2025	Resale	Warranty Deed	\$690,000	\$255	
Sep 12, 2019	Quitclaim	Quit Claim Transfer			
Nov 10, 2017	Resale	Warranty Deed	\$419,000	\$155	\$330K
Aug 20, 2009	Quitclaim	Quit Claim Transfer			
Sep 1, 2004	Non-arms-length	Warranty Deed	\$463,616	\$171	\$300K
Sep 7, 2004	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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