

Single Family Residence

RESIDENTIAL

1051 E RODDA RIVER PL

TUCSON, AZ 85718

\$778,178 TopHap Estimate · \$327 / ft² · confidence 87 · as of Jul 14, 2026

2

BATHS

2,379 ft²

LIVING AREA

0.25 ac

LOT SIZE

2004

YEAR BUILT

1

STORIES

8

ROOMS

3

PARKING

VALUATION

\$778K

\$679K low

\$877K high

Est. Owner Equity

\$778,178

TAX & ASSESSMENT

Property Tax	\$4,317 (2025)
Assessed Value	\$50,847
Previous Assessed	\$48,405
Assessor Market Value	\$508,467

PROPERTY FACTS

Property Type	Single Family Residence
County	Pima
Lot (acres)	0.25
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
Dec 19, 2024	Financing	Deed			
Dec 19, 2024	Resale	Warranty Deed	\$750,000	\$315	
Jun 20, 2005	Resale	Warranty Deed	\$525,000	\$221	
Feb 28, 2005	Resale	Warranty Deed	\$425,276	\$179	\$340K
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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