

Single Family Residence **RESIDENTIAL**

817 S RINCON RISING RD

TUCSON, AZ 85748

\$469,005 TopHap Estimate · \$222 / ft² · confidence 94 · as of Jul 14, 2026



2

BATHS

2,115 ft²

LIVING AREA

0.22 ac

LOT SIZE

1998

YEAR BUILT

1

STORIES

9

ROOMS

3

PARKING

VALUATION

\$469K

\$442K low

\$496K high

Last Sale

\$415,000 · Dec 29, 2021

Est. Owner Equity

\$74,755

Loan-to-Value

86%

TAX & ASSESSMENT

Property Tax	\$3,301 (2025)
Assessed Value	\$35,197
Previous Assessed	\$33,682
Assessor Market Value	\$351,972

PROPERTY FACTS

Property Type	Single Family Residence
County	Pima
Lot (acres)	0.21
Roof	Tile
Heating	Forced Air
Cooling	Refrigerator
Pool	No

CLIMATE RISK

1 FLOOD	34 WILDFIRE	93 HEAT	8 STORM	28 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Dec 23, 2021	Resale	Warranty Deed	\$415,000	\$196	\$394K
Aug 1, 2004	Non-arms-length	Warranty Deed	\$223,000	\$105	\$223K
Aug 28, 2000	Non-arms-length	Grant Deed	\$187,500	\$89	\$193K
May 12, 1998	Non-arms-length	Grant Deed	\$165,325	\$78	\$170K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Gridley Middle School	Middle	6–8	0.7 mi
Gale Elementary School	Elementary	PK–6	1.0 mi
Sahuaro High School	High	8–12	1.9 mi

District: Tucson 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 85748

40 CRIME INDEX	99 AIR POLLUTION	19,047 POPULATION	\$100K MEDIAN IN-COME	67°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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