

Single Family Residence **RESIDENTIAL**

3640 N RIVER RANCH PL

TUCSON, AZ 85750

\$781,299 TopHap Estimate · \$262 / ft² · confidence 93 · as of Jul 14, 2026



3

BATHS

2,986 ft²

LIVING AREA

0.8 ac

LOT SIZE

1982

YEAR BUILT

1

STORIES

10

ROOMS

2

PARKING

VALUATION

\$781K

\$730K low

\$833K high

Last Sale

\$725,000 · Oct 21, 2022

Est. Owner Equity

\$556,299

Loan-to-Value

28%

TAX & ASSESSMENT

Property Tax	\$5,308 (2025)
Assessed Value	\$63,939
Previous Assessed	\$61,585
Assessor Market Value	\$639,391

PROPERTY FACTS

Property Type	Single Family Residence
County	Pima
Lot (acres)	0.80
Roof	Tile
Heating	Forced Air
Cooling	Refrigerator
Pool	Yes

CLIMATE RISK

1 FLOOD	74 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
Oct 13, 2022	Resale	Warranty Deed	\$725,000	\$243	\$225K
Nov 5, 2008	Quitclaim	Quit Claim Transfer			
Apr 1, 2005	Non-arms-length	Grant Deed	\$549,700	\$184	\$200K
Aug 22, 2002	Non-arms-length	Grant Deed	\$465,000	\$156	\$150K
Oct 28, 1993	Non-arms-length	Grant Deed	\$227,500	\$76	\$182K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
W V Whitmore Elementary School	Elementary	PK–6	2.0 mi
Magee Middle School	Middle	6–8	3.4 mi
University High School	High	8–12	4.0 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 85750

89 CRIME INDEX	103 AIR POLLUTION	26,188 POPULATION	\$117K 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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