

Single Family Residence **RESIDENTIAL**

989 S RINCON RISING RD

TUCSON, AZ 85748

\$426,739 TopHap Estimate · \$231 / ft² · confidence 95 · as of Jul 14, 2026



2

BATHS

1,844 ft²

LIVING AREA

0.18 ac

LOT SIZE

1997

YEAR BUILT

1

STORIES

7

ROOMS

2

PARKING

VALUATION

\$427K

\$406K low

\$447K high

Last Sale

\$455,000 · Mar 22, 2022

Est. Owner Equity

\$62,739

Loan-to-Value

87%

TAX & ASSESSMENT

Property Tax	\$3,317 (2025)
Assessed Value	\$31,248
Previous Assessed	\$29,895
Assessor Market Value	\$312,484

PROPERTY FACTS

Property Type	Single Family Residence
County	Pima
Lot (acres)	0.18
Roof	Tile
Heating	Forced Air
Cooling	Refrigerator
Pool	No

CLIMATE RISK

1 FLOOD	69 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
Mar 4, 2022	Resale	Warranty Deed	\$455,000	\$247	\$364K
Dec 1, 2005	Non-arms-length	Warranty Deed	\$305,000	\$165	\$160K
Aug 5, 2002	Non-arms-length	Grant Deed	\$192,500	\$104	\$154K
Nov 29, 2001	Quitclaim	Quit Claim Transfer			\$133K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Gridley Middle School	Middle	6–8	0.8 mi
Gale Elementary School	Elementary	PK–6	1.1 mi
Sahuaro High School	High	8–12	2.0 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 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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