

Single Family Residence **RESIDENTIAL**

616 S RINCON RISING RD

TUCSON, AZ 85748

\$463,012 TopHap Estimate · \$213 / ft² · confidence 93 · as of Jul 14, 2026



3

BATHS

2,175 ft²

LIVING AREA

0.18 ac

LOT SIZE

1996

YEAR BUILT

2

STORIES

9

ROOMS

2

PARKING

VALUATION

\$463K

\$429K low

\$497K high

Last Sale

\$450,000 · May 24, 2022

Est. Owner Equity

\$463,012

TAX & ASSESSMENT

Property Tax	\$3,148 (2025)
Assessed Value	\$34,773
Previous Assessed	\$33,272
Assessor Market Value	\$347,729

PROPERTY FACTS

Property Type	Single Family Residence
County	Pima
Lot (acres)	0.18
Roof	Tile
Heating	Forced Air
Cooling	Refrigerator
Pool	Yes

CLIMATE RISK

1 FLOOD	57 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
May 20, 2022	Resale	Warranty Deed	\$450,000	\$207	
Jul 29, 2009	Quitclaim	Quit Claim Transfer			\$253K
May 30, 2003	Resale	Grant Deed	\$213,000	\$98	\$219K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Gridley Middle School	Middle	6–8	0.5 mi
Gale Elementary School	Elementary	PK–6	0.8 mi
Sahuaro High School	High	8–12	1.7 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	Absentee owner
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