

Single Family Residence **RESIDENTIAL**

845 S RINCON RISING RD

TUCSON, AZ 85748

\$484,573 TopHap Estimate · \$204 / ft² · confidence 94 · as of Jul 14, 2026



3
BEDS

3
BATHS

2,372 ft²
LIVING AREA

0.19 ac
LOT SIZE

1996
YEAR BUILT

2
STORIES

9
ROOMS

3
PARKING

VALUATION

\$485K

\$454K low

\$515K high

Est. Owner Equity **\$28,198**

Loan-to-Value **97%**

TAX & ASSESSMENT

Property Tax	\$3,604 (2025)
Assessed Value	\$32,438
Previous Assessed	\$30,893
Assessor Market Value	\$370,347

PROPERTY FACTS

Property Type	Single Family Residence
County	PIMA
Lot (acres)	0.19
Roof	Tile
Heating	Forced Air With Air Conditioning
Cooling	Refrigerator
Fireplace	Yes
Pool	Yes

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	\$/FT ²	LOAN
Jun 1, 2026	Financing	Mortgage			\$456K
Jun 6, 2025	Financing	Intrafamily Transfer			\$443K
Jul 19, 2017	Quitclaim	Quit Claim Transfer			
Apr 29, 2002	Resale	Grant Deed	\$224,000	\$94	\$208K

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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