

Single Family Residence **RESIDENTIAL**

9723 E ROCK RIDGE CT

TUCSON, AZ 85749

\$649,000 TopHap Estimate · \$225 / ft² · confidence 97 · as of Jul 14, 2026



5

BEDS

4

BATHS

2,885 ft²

LIVING AREA

0.17 ac

LOT SIZE

1996

YEAR BUILT

1

STORIES

9

ROOMS

3

PARKING

VALUATION

\$649K

\$628K low

\$670K high

Last Sale

\$550,000 · Jun 21, 2023

Est. Owner Equity

\$0

Loan-to-Value

283%

TAX & ASSESSMENT

Property Tax	\$4,781 (2025)
Assessed Value	\$42,714
Previous Assessed	\$40,680
Assessor Market Value	\$513,637

PROPERTY FACTS

Property Type	Single Family Residence
County	PIMA
Lot (acres)	0.17
Roof	Tile
Heating	Forced Air With Air Conditioning
Cooling	Refrigerator
Fireplace	Yes
Pool	Yes

CLIMATE RISK

1 FLOOD	82 WILDFIRE	93 HEAT	10 STORM	28 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Oct 4, 2023	Financing	Intrafamily Transfer			
Jun 16, 2023	Non-arms-length	Warranty Deed	\$550,000	\$191	\$440K
May 23, 2012	Resale	Warranty Deed	\$285,000	\$99	\$228K
Jun 28, 2002	Resale	Grant Deed	\$275,000	\$95	\$220K
Sep 30, 1996	Quitclaim	Quit Claim Transfer			
Sep 30, 1996	Resale	Trustees Deed	\$234,221	\$81	\$187K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Collier Elementary School	Elementary	PK–6	1.9 mi
Magee Middle School	Middle	6–8	2.1 mi
Sabino High School	High	7–12	3.3 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 85749

54 CRIME INDEX	104 AIR POLLUTION	19,722 POPULATION	\$111K MEDIAN IN-COME	64°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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