

Mobile Home

RESIDENTIAL

6059 E RIVER RUN DR

COTTONWOOD, AZ 86326



1,680 ft<sup>2</sup>

LIVING AREA

0.21 ac

LOT SIZE

2006

YEAR BUILT

2

STORIES

VALUATION

Last Sale

\$250,000 · Aug 11, 2025

TAX & ASSESSMENT

Property Tax

\$773 (2025)

Assessor Market Value

\$96,534

PROPERTY FACTS

Property Type

Mobile Home

Style

Mobile Home

County

YAVAPAI

Lot (acres)

0.21

|              |                            |
|--------------|----------------------------|
| Construction | <b>Wood (Unspecified)</b>  |
| Roof         | <b>Composition Shingle</b> |
| Heating      | <b>Yes</b>                 |
| Cooling      | <b>Central</b>             |
| Pool         | <b>No</b>                  |

## TRANSACTION HISTORY

| DATE                | TYPE              | DEED                | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|---------------------|-------------------|---------------------|-----------|--------------------|--------|
| <b>Aug 8, 2025</b>  | Resale            | Warranty Deed       | \$250,000 | \$149              | \$238K |
| <b>May 5, 2021</b>  | Financing         | Beneficiary Deed    |           |                    |        |
| <b>Jul 16, 2008</b> | Resale            | Warranty Deed       | \$158,000 | \$94               | \$135K |
| <b>Apr 1, 2007</b>  | Non-arms-length   | Grant Deed          | \$169,000 | \$101              |        |
| <b>Apr 12, 2007</b> | Resale            | Warranty Deed       | \$169,000 | \$101              | \$167K |
| <b>Mar 8, 2006</b>  | Recorded document | Warranty Deed       |           |                    |        |
| <b>Jan 1, 2006</b>  | Resale            | Warranty Deed       | \$60,000  | \$36               |        |
| <b>Jan 18, 2006</b> | Non-arms-length   | Trustees Deed       | \$32,000  | \$19               |        |
| <b>Apr 21, 1999</b> | Quitclaim         | Quit Claim Transfer |           |                    | \$60K  |
| <b>Apr 21, 1999</b> | Quitclaim         | Quit Claim Transfer |           |                    |        |
| <b>Feb 1, 1999</b>  | Quitclaim         | Quit Claim Transfer |           |                    |        |
| <b>Feb 1, 1999</b>  | Quitclaim         | Quit Claim Transfer |           |                    |        |
| <b>Aug 22, 1991</b> | Non-arms-length   | Grant Deed          | \$39,900  | \$24               |        |

## ASSIGNED SCHOOLS

| SCHOOL                                     | LEVEL      | GRADES | DISTANCE |
|--------------------------------------------|------------|--------|----------|
| <b>Mingus Union High School</b>            | High       | 9–12   | 2.8 mi   |
| <b>Dr. Daniel Bright Elementary School</b> | Elementary | KG–8   | 4.0 mi   |

District: Mingus Union High School 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 86326

|                           |                            |                             |                                |                         |                        |
|---------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>118</b><br>CRIME INDEX | <b>92</b><br>AIR POLLUTION | <b>26,265</b><br>POPULATION | <b>\$57K</b><br>MEDIAN IN-COME | <b>58°F</b><br>AVG TEMP | <b>86%</b><br>SUNSHINE |
|---------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

Index values: 100 = US average; lower is better.

## OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Owner occupied |
|-----------|----------------|