

Single Family Residence

RESIDENTIAL

40 ROBBERS ROOST

SEDONA, AZ 86351

\$865,306 TopHap Estimate · \$462 / ft² · confidence 66 · as of Jul 14, 2026



1,871 ft²
LIVING AREA

0.28 ac
LOT SIZE

2000
YEAR BUILT

1
STORIES

2
PARKING

VALUATION

\$865K

\$568K low

\$1.2M high

Last Sale

\$880,000 · Jul 3, 2024

Est. Owner Equity

\$865,306

TAX & ASSESSMENT

Property Tax	\$3,344 (2024)
Assessed Value	\$75,655
Previous Assessed	\$75,655
Assessor Market Value	\$756,552

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	Yavapai
Lot (acres)	0.28
Construction	Steel Frame
Roof	Tile
Heating	Yes
Cooling	Yes
Garage	Garage, Attached
Pool	No

Patio · 293 ft²

Porch · 394 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jun 6, 2024	Resale	Warranty Deed	\$880,000	\$470	
Mar 7, 2023	Resale	Warranty Deed	\$801,000	\$428	
Dec 9, 2014	Resale	Grant Deed	\$407,000	\$218	
Jun 1, 2001	Resale	Grant Deed	\$227,500	\$122	\$182K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Sedona Red Rock Junior/Senior High School	Middle	7–12	5.0 mi
West Sedona Elementary School	Elementary	PK–6	5.8 mi

District: Sedona-Oak Creek Joint 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 86351

133 CRIME INDEX	92 AIR POLLUTION	7,628 POPULATION	\$80K MEDIAN IN-COME	53°F AVG TEMP	83% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Absentee owner
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