

Rural Residence

**RESIDENTIAL**

# 433 RIO RICO DR

RIO RICO, AZ 85648

**\$339,849** TopHap Estimate · \$138 / ft<sup>2</sup> · confidence 93 · as of Jul 14, 2026



**2**

BATHS

**2,462 ft<sup>2</sup>**

LIVING AREA

**1.14 ac**

LOT SIZE

**2000**

YEAR BUILT

**1**

STORIES

**6**

ROOMS

**2**

PARKING

## VALUATION

**\$340K**

\$317K low

\$363K high

Last Sale

**\$334,900 · Oct 30, 2023**

Est. Owner Equity

**\$29,949**

Loan-to-Value

**92%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$2,497 (2024) |
| Assessed Value        | \$24,606       |
| Previous Assessed     | \$27,990       |
| Assessor Market Value | \$246,057      |

## PROPERTY FACTS

|               |                     |
|---------------|---------------------|
| Property Type | Rural Residence     |
| County        | Santa Cruz          |
| Lot (acres)   | 1.14                |
| Construction  | Concrete Blocks     |
| Foundation    | Concrete            |
| Roof          | Composition Shingle |
| Heating       | Yes                 |
| Cooling       | Yes                 |
| Garage        | Garage, Attached    |
| Pool          | Yes                 |

Porch · 252 ft²

## CLIMATE RISK

**44**  
FLOOD

**90**  
WILDFIRE

**86**  
HEAT

**14**  
STORM

**35**  
DROUGHT

Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                | PRICE     | \$/FT² | LOAN   |
|--------------|-----------|---------------------|-----------|--------|--------|
| Oct 5, 2023  | Resale    | Warranty Deed       | \$334,900 | \$136  | \$310K |
| Feb 26, 2003 | Quitclaim | Quit Claim Transfer |           |        |        |
| Jun 6, 2000  | Resale    | Grant Deed          | \$15,500  | \$6    |        |

## ASSIGNED SCHOOLS

| SCHOOL                         | LEVEL      | GRADES | DISTANCE |
|--------------------------------|------------|--------|----------|
| San Cayetano Elementary School | Elementary | KG–5   | 1.0 mi   |
| Coatimundi Middle School       | Middle     | 6–8    | 2.7 mi   |

|                             |      |      |        |
|-----------------------------|------|------|--------|
| <b>Rio Rico High School</b> | High | 9–12 | 2.7 mi |
|-----------------------------|------|------|--------|

District: Santa Cruz Valley 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 85648

|                          |                             |                             |                                |                         |                        |
|--------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>48</b><br>CRIME INDEX | <b>105</b><br>AIR POLLUTION | <b>18,682</b><br>POPULATION | <b>\$60K</b><br>MEDIAN IN-COME | <b>63°F</b><br>AVG TEMP | <b>85%</b><br>SUNSHINE |
|--------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

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

#### OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|