

Rural Residence

**RESIDENTIAL**

# 442 RIO RICO DR

RIO RICO, AZ 85648

**\$432,385** TopHap Estimate · \$164 / ft<sup>2</sup> · confidence 91 · as of Jul 14, 2026



**3.5**

BATHS

**2,637 ft<sup>2</sup>**

LIVING AREA

**3.01 ac**

LOT SIZE

**2002**

YEAR BUILT

**2**

STORIES

**8**

ROOMS

**2**

PARKING

## VALUATION

**\$432K**

\$391K low

\$473K high

Last Sale

**\$14,000 · Oct 12, 1999**

Est. Owner Equity

**\$275,885**

Loan-to-Value

**37%**

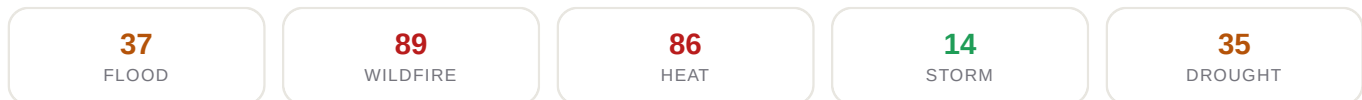
## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$2,845 (2024) |
| Assessed Value        | \$28,442       |
| Previous Assessed     | \$32,799       |
| Assessor Market Value | \$284,415      |

## PROPERTY FACTS

|               |                  |
|---------------|------------------|
| Property Type | Rural Residence  |
| County        | Santa Cruz       |
| Lot (acres)   | 3.01             |
| Construction  | Concrete Blocks  |
| Foundation    | Concrete         |
| Roof          | Tile             |
| Heating       | Heat Pump        |
| Cooling       | Refrigerator     |
| Garage        | Garage, Attached |
| Pool          | No               |

## CLIMATE RISK



Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED          | PRICE    | \$/FT <sup>2</sup> | LOAN   |
|--------------|-----------|---------------|----------|--------------------|--------|
| Nov 21, 2001 | Financing | Trustees Deed |          |                    | \$157K |
| Oct 8, 1999  | Resale    | Grant Deed    | \$14,000 | \$5                |        |

## ASSIGNED SCHOOLS

| SCHOOL                         | LEVEL      | GRADES | DISTANCE |
|--------------------------------|------------|--------|----------|
| San Cayetano Elementary School | Elementary | KG–5   | 1.1 mi   |
| Coatimundi Middle School       | Middle     | 6–8    | 2.6 mi   |
| Rio Rico High School           | 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

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

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

|
 OWNERSHIP

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