

Rural Residence

**RESIDENTIAL**

# 446 RIO RICO DR

RIO RICO, AZ 85648

**\$221,471** TopHap Estimate · \$130 / ft<sup>2</sup> · confidence 89 · as of Jul 14, 2026



**2**

BATHS

**1,702 ft<sup>2</sup>**

LIVING AREA

**4.29 ac**

LOT SIZE

**1980**

YEAR BUILT

**1**

STORIES

**5**

ROOMS

**3**

PARKING

## VALUATION

**\$221K**

\$198K low

\$245K high

Est. Owner Equity

**\$90,221**

Loan-to-Value

**57%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$1,273 (2024) |
| Assessed Value        | \$12,871       |
| Previous Assessed     | \$14,588       |
| Assessor Market Value | \$128,714      |

## PROPERTY FACTS

|               |                     |
|---------------|---------------------|
| Property Type | Rural Residence     |
| County        | Santa Cruz          |
| Lot (acres)   | 4.29                |
| Construction  | Steel Frame         |
| Foundation    | Concrete            |
| Roof          | Composition Shingle |
| Heating       | Forced Air          |
| Cooling       | Evaporative         |
| Garage        | Garage, Attached    |
| Pool          | Yes                 |

Patio · 236 ft²

Porch · 428 ft²

## CLIMATE RISK

**42**  
FLOOD

**89**  
WILDFIRE

**86**  
HEAT

**14**  
STORM

**35**  
DROUGHT

Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE         | TYPE             | DEED                | PRICE    | \$/FT² | LOAN  |
|--------------|------------------|---------------------|----------|--------|-------|
| Oct 23, 2015 | Quitclaim        | Quit Claim Transfer |          |        |       |
| Mar 14, 2012 | Financing        | Grant Deed          |          |        | \$55K |
| Aug 30, 2011 | Quitclaim        | Quit Claim Transfer |          |        |       |
| Jul 25, 2011 | Foreclosure sale | Trustees Deed       | \$90,568 | \$53   |       |
| May 20, 1998 | Quitclaim        | Quit Claim Transfer |          |        |       |
| Apr 1, 1998  | Quitclaim        | Quit Claim Transfer |          |        | \$94K |

## ASSIGNED SCHOOLS

| SCHOOL                         | LEVEL      | GRADES | DISTANCE |
|--------------------------------|------------|--------|----------|
| San Cayetano Elementary School | Elementary | KG–5   | 1.1 mi   |
| Coatimundi Middle School       | Middle     | 6–8    | 2.7 mi   |
| Rio Rico High School           | High       | 9–12   | 2.8 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

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

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