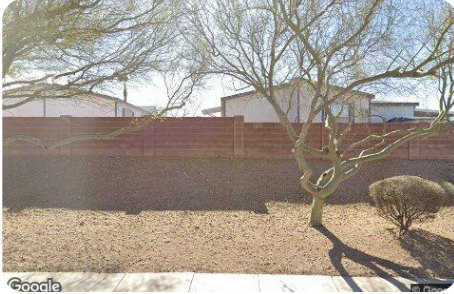


Mobile Home

**RESIDENTIAL**

# 6098 E ROUGH ROCK DR

TUCSON, AZ 85756



**2,432 ft²**  
LIVING AREA

**0.16 ac**  
LOT SIZE

**2001**  
YEAR BUILT

**1**  
STORIES

**2**  
PARKING

## VALUATION

Last Sale

**\$250,000 · Jul 28, 2022**

## TAX & ASSESSMENT

|                       |                       |
|-----------------------|-----------------------|
| Property Tax          | <b>\$1,047 (2025)</b> |
| Assessed Value        | <b>\$8,003</b>        |
| Previous Assessed     | <b>\$8,243</b>        |
| Assessor Market Value | <b>\$80,030</b>       |

## PROPERTY FACTS

|               |                       |
|---------------|-----------------------|
| Property Type | Mobile Home           |
| County        | Pima                  |
| Lot (acres)   | 0.16                  |
| Construction  | Steel Frame           |
| Heating       | None                  |
| Garage        | Carport (Unspecified) |
| Pool          | No                    |

## CLIMATE RISK

|                   |                       |                   |                   |                      |
|-------------------|-----------------------|-------------------|-------------------|----------------------|
| <b>1</b><br>FLOOD | <b>70</b><br>WILDFIRE | <b>95</b><br>HEAT | <b>5</b><br>STORM | <b>35</b><br>DROUGHT |
|-------------------|-----------------------|-------------------|-------------------|----------------------|

Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE                | TYPE      | DEED                | PRICE     | \$/FT² | LOAN   |
|---------------------|-----------|---------------------|-----------|--------|--------|
| <b>Jul 25, 2022</b> | Resale    | Warranty Deed       | \$250,000 | \$103  | \$245K |
| <b>Apr 29, 2019</b> | Resale    | Warranty Deed       | \$145,000 | \$60   | \$138K |
| <b>Jul 16, 2018</b> | Resale    | Warranty Deed       | \$54,000  | \$22   | \$27K  |
| <b>Feb 26, 2014</b> | Resale    | Warranty Deed       | \$92,700  | \$38   | \$74K  |
| <b>Jan 8, 2004</b>  | Quitclaim | Quit Claim Transfer |           |        |        |
| <b>Jun 6, 2001</b>  | Resale    | Grant Deed          | \$107,000 | \$44   | \$83K  |

## ASSIGNED SCHOOLS

| SCHOOL                             | LEVEL      | GRADES | DISTANCE |
|------------------------------------|------------|--------|----------|
| <b>Craycroft Elementary School</b> | Elementary | KG–5   | 1.2 mi   |
| <b>Lauffer Middle School</b>       | Middle     | 6–8    | 1.3 mi   |
| <b>Desert View High School</b>     | High       | 9–12   | 2.6 mi   |

District: Sunnyside 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 85756

|                   |                      |                      |                         |                  |                 |
|-------------------|----------------------|----------------------|-------------------------|------------------|-----------------|
| 54<br>CRIME INDEX | 101<br>AIR POLLUTION | 40,278<br>POPULATION | \$62K<br>MEDIAN IN-COME | 67°F<br>AVG TEMP | 85%<br>SUNSHINE |
|-------------------|----------------------|----------------------|-------------------------|------------------|-----------------|

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

## OWNERSHIP

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