

Rural Residence

**RESIDENTIAL**

# 868 CALLE CALABASAS

RIO RICO, AZ 85648

**\$235,132** TopHap Estimate · \$153 / ft<sup>2</sup> · confidence 94 · as of Jul 14, 2026



**3**

BEDS

**2**

BATHS

**1,540 ft<sup>2</sup>**

LIVING AREA

**0.94 ac**

LOT SIZE

**1992**

YEAR BUILT

**1**

STORIES

**5**

ROOMS

## VALUATION

**\$235K**

\$222K low

\$248K high

Last Sale

**\$69,000 · Oct 7, 2010**

Est. Owner Equity

**\$219,952**

Loan-to-Value

**7%**

## TAX & ASSESSMENT

|                       |              |
|-----------------------|--------------|
| Property Tax          | \$985 (2024) |
| Assessed Value        | \$12,176     |
| Previous Assessed     | \$12,168     |
| Assessor Market Value | \$121,758    |

## PROPERTY FACTS

|               |                     |
|---------------|---------------------|
| Property Type | Rural Residence     |
| County        | Santa Cruz          |
| Lot (acres)   | 0.94                |
| Construction  | Concrete Blocks     |
| Foundation    | Concrete            |
| Roof          | Composition Shingle |
| Heating       | Forced Air          |
| Cooling       | Evaporative         |
| Pool          | Yes                 |

Porch · 77 ft²

## CLIMATE RISK

**1**  
FLOOD

**87**  
WILDFIRE

**87**  
HEAT

**15**  
STORM

**35**  
DROUGHT

Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE         | TYPE            | DEED                 | PRICE     | \$/FT² | LOAN  |
|--------------|-----------------|----------------------|-----------|--------|-------|
| Jan 3, 2014  | Quitclaim       | Quit Claim Transfer  |           |        |       |
| Sep 23, 2010 | Resale          | Grant Deed           | \$69,000  | \$45   |       |
| Sep 23, 2010 | Financing       | Intrafamily Transfer |           |        | \$15K |
| Nov 16, 2009 | Non-arms-length | Trustees Deed        | \$103,500 | \$67   |       |
| Jul 6, 2001  | Resale          | Grant Deed           | \$89,000  | \$58   | \$88K |

## ASSIGNED SCHOOLS

| SCHOOL               | LEVEL  | GRADES | DISTANCE |
|----------------------|--------|--------|----------|
| Calabasas School     | Middle | PK–8   | 2.2 mi   |
| Rio Rico High School | High   | 9–12   | 5.1 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 | Owner occupied |
|-----------|----------------|