

Rural Residence

RESIDENTIAL

391 FALCON CT

RIO RICO, AZ 85648

\$298,362 TopHap Estimate · \$144 / ft² · confidence 94 · as of Jul 14, 2026



2

BATHS

2,079 ft²

LIVING AREA

0.45 ac

LOT SIZE

1996

YEAR BUILT

1

STORIES

6

ROOMS

2

PARKING

VALUATION

\$298K

\$280K low

\$316K high

Last Sale

\$158,000 · Jan 31, 2018

Est. Owner Equity

\$73,495

Loan-to-Value

75%

TAX & ASSESSMENT

Property Tax	\$2,548 (2024)
Assessed Value	\$23,679
Previous Assessed	\$27,343
Assessor Market Value	\$236,791

PROPERTY FACTS

Property Type	Rural Residence
County	Santa Cruz
Lot (acres)	0.45
Construction	Concrete Blocks
Foundation	Concrete
Roof	Tile
Heating	Yes
Cooling	Yes
Garage	Garage, Attached
Pool	Yes

Porch · 646 ft²

CLIMATE RISK

1
FLOOD

90
WILDFIRE

86
HEAT

14
STORM

35
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jan 29, 2018	Resale	Warranty Deed	\$158,000	\$76	\$160K
Mar 26, 2012	Resale	Grant Deed	\$105,000	\$51	
Sep 17, 2010	Non-arms-length	Trustees Deed	\$129,801	\$62	
Apr 29, 2003	Resale	Grant Deed	\$117,500	\$57	\$118K
Jan 13, 2003	Non-arms-length	Trustees Deed	\$124,277	\$60	
Apr 26, 1996	Resale	Grant Deed	\$20,000	\$10	\$60K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
San Cayetano Elementary School	Elementary	KG–5	0.9 mi
Rio Rico High School	High	9–12	3.1 mi
Coatimundi Middle School	Middle	6–8	3.1 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

48 CRIME INDEX	105 AIR POLLUTION	18,682 POPULATION	\$60K MEDIAN IN-COME	63°F AVG TEMP	85% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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