

Single Family Residence **RESIDENTIAL**

945 VIA ROSAMORADA

RIO RICO, AZ 85648

\$228,739 TopHap Estimate · \$134 / ft² · confidence 87 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,703 ft²

LIVING AREA

0.54 ac

LOT SIZE

1989

YEAR BUILT

1

STORIES

6

ROOMS

VALUATION

\$229K

\$198K low

\$259K high

Est. Owner Equity

\$228,739

TAX & ASSESSMENT

Property Tax	\$1,092 (2025)
Assessor Market Value	\$142,275

PROPERTY FACTS

Property Type	Single Family Residence
County	SANTA CRUZ
Lot (acres)	0.54
Construction	Masonry/Concrete Masonry Units (Cmus)
Roof	Composition Shingle
Heating	Forced Air With Air Conditioning
Cooling	Central
Garage	No Garage
Pool	Yes

Porch · 160 ft²

CLIMATE RISK

1
FLOOD

88
WILDFIRE

85
HEAT

13
STORM

35
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jun 2, 2026	Quitclaim	Quit Claim Transfer			
Sep 5, 2003	Resale	Grant Deed	\$92,700	\$54	\$79K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Calabasas School	Middle	PK–8	1.0 mi
Rio Rico High School	High	9–12	5.8 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 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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