

Rural Residence

**RESIDENTIAL**

# 1065 CAMINO CARALAMPI

RIO RICO, AZ 85648

**\$362,623** TopHap Estimate · \$158 / ft² · confidence 94 · as of Jul 14, 2026



**3**

BEDS

**3**

BATHS

**2,297 ft²**

LIVING AREA

**1.34 ac**

LOT SIZE

**2002**

YEAR BUILT

**2**

STORIES

**6**

ROOMS

**2**

PARKING

## VALUATION

**\$363K**

\$341K low

\$385K high

Last Sale

**\$8,500 · Jan 1, 2000**

Est. Owner Equity

**\$257,123**

Loan-to-Value

**28%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$2,060 (2024) |
| Assessed Value        | \$30,176       |
| Previous Assessed     | \$31,310       |
| Assessor Market Value | \$301,756      |

## PROPERTY FACTS

|               |                  |
|---------------|------------------|
| Property Type | Rural Residence  |
| County        | Santa Cruz       |
| Lot (acres)   | 1.34             |
| Construction  | Steel Frame      |
| Foundation    | Concrete         |
| Roof          | Tile             |
| Heating       | Heat Pump        |
| Cooling       | Refrigerator     |
| Garage        | Garage, Attached |
| Pool          | Yes              |

Porch · 58 ft²

## CLIMATE RISK

**1**  
FLOOD

**90**  
WILDFIRE

**87**  
HEAT

**14**  
STORM

**35**  
DROUGHT

Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE         | TYPE   | DEED       | PRICE     | \$/FT² | LOAN   |
|--------------|--------|------------|-----------|--------|--------|
| Jan 2, 2002  | Resale | Grant Deed | \$152,910 | \$67   | \$138K |
| Jan 26, 2001 | Resale | Grant Deed | \$19,000  | \$8    |        |

## ASSIGNED SCHOOLS

| SCHOOL               | LEVEL      | GRADES | DISTANCE |
|----------------------|------------|--------|----------|
| Calabasas School     | Middle     | PK–8   | 2.3 mi   |
| Rio Rico High School | High       | 9–12   | 3.5 mi   |
| Mountain View School | Elementary | KG–5   | 3.5 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

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

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

OWNERSHIP

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