

Rural Residence

RESIDENTIAL

984 MATAS CT

RIO RICO, AZ 85648

\$213,923

TopHap Estimate · \$168 / ft² · confidence 93 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,274 ft²

LIVING AREA

0.51 ac

LOT SIZE

1998

YEAR BUILT

1

STORIES

5

ROOMS

2

PARKING

VALUATION

\$214K

\$199K low

\$229K high

Last Sale

\$6,500 · Sep 8, 1997

Est. Owner Equity

\$213,923

TAX & ASSESSMENT

Property Tax	\$1,002 (2024)
Assessed Value	\$12,313
Previous Assessed	\$12,313
Assessor Market Value	\$123,128

PROPERTY FACTS

Property Type	Rural Residence
County	Santa Cruz
Lot (acres)	0.51
Construction	Concrete Blocks
Foundation	Concrete
Roof	Composition Shingle
Heating	Forced Air
Cooling	Evaporative
Garage	Garage, Attached

Porch · 61 ft²

CLIMATE RISK

1
FLOOD

86
WILDFIRE

86
HEAT

14
STORM

35
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Mar 13, 2026	Financing	Intrafamily Transfer			
Sep 8, 1997	Resale	Grant Deed	\$6,500	\$5	\$62K
Sep 8, 1997	Resale	Trustees Deed	\$6,500	\$5	
May 17, 1996	Resale	Grant Deed	\$7,500	\$6	\$6K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Calabasas School	Middle	PK–8	1.6 mi
Rio Rico High School	High	9–12	4.3 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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