

Single Family Residence **RESIDENTIAL**

985 MATAS CT

RIO RICO, AZ 85648

\$310,815 TopHap Estimate · \$191 / ft² · confidence 94 · as of Jul 14, 2026



3
BEDS

2
BATHS

1,625 ft²
LIVING AREA

0.44 ac
LOT SIZE

1997
YEAR BUILT

1
STORIES

5
ROOMS

1
PARKING

VALUATION

\$311K

\$291K low

\$330K high

Est. Owner Equity

\$0

Loan-to-Value

101%

TAX & ASSESSMENT

Property Tax	\$1,392 (2025)
Assessor Market Value	\$161,083

PROPERTY FACTS

Property Type	Single Family Residence
County	SANTA CRUZ
Lot (acres)	0.44
Construction	Masonry/Concrete Masonry Units (Cmus)
Roof	Composition Shingle
Heating	Forced Air With Air Conditioning
Cooling	Central
Garage	Garage, Attached
Pool	Yes

Porch · 36 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
Oct 20, 2025	Financing	Intrafamily Transfer			\$320K
Jul 9, 2024	Resale	Warranty Deed	\$310,000	\$191	\$317K

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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