

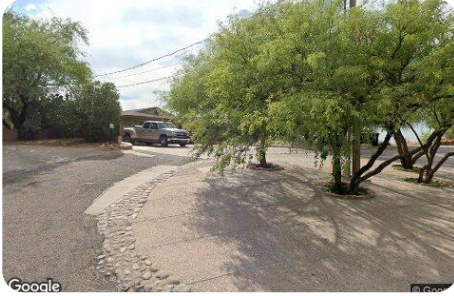
Rural Residence

RESIDENTIAL

396 RIO RICO DR

RIO RICO, AZ 85648

\$407,167 TopHap Estimate · \$185 / ft² · confidence 92 · as of Jul 14, 2026



2.5

BATHS

2,200 ft²

LIVING AREA

4.98 ac

LOT SIZE

1979

YEAR BUILT

1

STORIES

5

ROOMS

2

PARKING

VALUATION

\$407K

\$374K low

\$440K high

Last Sale

\$212,000 · Jun 4, 2014

Est. Owner Equity

\$202,935

Loan-to-Value

51%

TAX & ASSESSMENT

Property Tax	\$1,790 (2024)
Assessed Value	\$19,124
Previous Assessed	\$21,920
Assessor Market Value	\$191,237

PROPERTY FACTS

Property Type	Rural Residence
County	Santa Cruz
Lot (acres)	4.98
Construction	Steel Frame
Foundation	Concrete
Roof	Composition Shingle
Heating	Forced Air
Cooling	Evaporative
Garage	Garage, Attached
Pool	Yes

Porch · 125 ft²

CLIMATE RISK

1
FLOOD

91
WILDFIRE

86
HEAT

14
STORM

35
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 27, 2014	Resale	Warranty Deed	\$212,000	\$96	\$204K
May 1, 2008	Resale	Warranty Deed	\$206,000	\$94	\$108K
May 12, 2008	Resale	Warranty Deed	\$206,000	\$94	
Jul 14, 2000	Resale	Grant Deed	\$165,000	\$75	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
San Cayetano Elementary School	Elementary	KG–5	1.0 mi
Coatimundi Middle School	Middle	6–8	2.8 mi
Rio Rico High School	High	9–12	2.8 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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