

Rural Residence

**RESIDENTIAL**

# 388 RIO RICO DR

RIO RICO, AZ 85648

**\$355,965**

TopHap Estimate · \$165 / ft<sup>2</sup> · confidence 90 · as of Jul 14, 2026



**3**

BATHS

**2,152 ft<sup>2</sup>**

LIVING AREA

**0.59 ac**

LOT SIZE

**1990**

YEAR BUILT

**1**

STORIES

**6**

ROOMS

**2**

PARKING

## VALUATION

**\$356K**

\$321K low

\$391K high

Last Sale

**\$315,000 · Jan 6, 2022**

Est. Owner Equity

**\$40,965**

Loan-to-Value

**89%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$2,965 (2024) |
| Assessed Value        | \$27,103       |
| Previous Assessed     | \$30,955       |
| Assessor Market Value | \$271,028      |

## PROPERTY FACTS

|               |                     |
|---------------|---------------------|
| Property Type | Rural Residence     |
| County        | Santa Cruz          |
| Lot (acres)   | 0.59                |
| Construction  | Steel Frame         |
| Foundation    | Stone (Unspecified) |
| Roof          | Composition Shingle |
| Heating       | Yes                 |
| Cooling       | Yes                 |
| Garage        | Garage, Attached    |
| Pool          | Yes                 |

Porch · 483 ft²

## CLIMATE RISK

|                   |                       |                   |                    |                      |
|-------------------|-----------------------|-------------------|--------------------|----------------------|
| <b>1</b><br>FLOOD | <b>90</b><br>WILDFIRE | <b>86</b><br>HEAT | <b>14</b><br>STORM | <b>35</b><br>DROUGHT |
|-------------------|-----------------------|-------------------|--------------------|----------------------|

Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                               | PRICE     | \$/FT² | LOAN   |
|--------------|-----------|------------------------------------|-----------|--------|--------|
| Jan 3, 2022  | Resale    | Warranty Deed                      | \$315,000 | \$146  | \$315K |
| May 19, 2021 | Financing | Affidavit Of Death Of Joint Tenant |           |        |        |
| May 18, 2021 | Financing | Beneficiary Deed                   |           |        |        |
| Aug 6, 2009  | Quitclaim | Quit Claim Transfer                |           |        |        |
| Aug 6, 2009  | Quitclaim | Quit Claim Transfer                |           |        | \$154K |
| Jun 29, 2000 | Resale    | Grant Deed                         | \$174,000 | \$81   | \$139K |
| Jul 1, 1997  | Resale    | Grant Deed                         | \$174,500 | \$81   | \$140K |

## ASSIGNED SCHOOLS

| SCHOOL                         | LEVEL      | GRADES | DISTANCE |
|--------------------------------|------------|--------|----------|
| San Cayetano Elementary School | Elementary | KG–5   | 1.0 mi   |
| Coatimundi Middle School       | Middle     | 6–8    | 2.9 mi   |
| Rio Rico High School           | High       | 9–12   | 2.9 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

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

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

## OWNERSHIP

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