

Single Family Residence **RESIDENTIAL**

445 RIO RICO DR

RIO RICO, AZ 85648

\$474,103 TopHap Estimate · \$178 / ft² · confidence 92 · as of Jul 14, 2026



3

BEDS

3

BATHS

2,661 ft²

LIVING AREA

9.61 ac

LOT SIZE

1991

YEAR BUILT

1

STORIES

6

ROOMS

3

PARKING

VALUATION

\$474K

\$435K low

\$513K high

Last Sale

\$260,000 · Oct 7, 2014

Est. Owner Equity

\$120,511

Loan-to-Value

75%

TAX & ASSESSMENT

Property Tax	\$3,841 (2024)
Assessed Value	\$35,190
Previous Assessed	\$40,833
Assessor Market Value	\$351,900

PROPERTY FACTS

Property Type	Single Family Residence
County	Santa Cruz
Lot (acres)	9.61
Construction	Steel Frame
Foundation	Concrete
Roof	Tile
Heating	Yes
Cooling	Yes
Garage	Garage, Attached
Pool	Pool (Unspecified), Heated

Patio · 1,200 ft²

Porch · 1,985 ft²

CLIMATE RISK

76
FLOOD

89
WILDFIRE

86
HEAT

14
STORM

35
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Oct 2, 2014	Resale	Grant Deed	\$260,000	\$98	\$247K
May 23, 2002	Financing	Grant Deed			\$100K
Jun 15, 1998	Resale	Grant Deed	\$240,000	\$90	

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	3.0 mi
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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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