

Rural Residence

RESIDENTIAL

180 COS CT

RIO RICO, AZ 85648

\$420,061 TopHap Estimate · \$158 / ft² · confidence 89 · as of Jul 14, 2026



3.5

BATHS

2,667 ft²

LIVING AREA

0.69 ac

LOT SIZE

1999

YEAR BUILT

2

STORIES

7

ROOMS

2

PARKING

VALUATION

\$420K

\$373K low

\$467K high

Last Sale

\$407,000 · May 20, 2025

Est. Owner Equity

\$94,461

Loan-to-Value

78%

TAX & ASSESSMENT

Property Tax	\$2,525 (2024)
Assessed Value	\$37,299
Previous Assessed	\$37,299
Assessor Market Value	\$372,990

PROPERTY FACTS

Property Type	Rural Residence
County	Santa Cruz
Lot (acres)	0.69
Construction	Steel Frame
Foundation	Stone (Unspecified)
Roof	Tile
Heating	Yes
Cooling	Yes
Garage	Garage, Attached
Pool	Yes

Patio · 1,080 ft²

Porch · 1,363 ft²

CLIMATE RISK

45 FLOOD	91 WILDFIRE	88 HEAT	13 STORM	35 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 3, 2025	Resale	Warranty Deed	\$407,000	\$153	\$326K
Apr 3, 2023	Financing	Intrafamily Transfer			
Nov 12, 1999	Resale	Grant Deed	\$227,058	\$85	\$168K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Coatimundi Middle School	Middle	6–8	1.1 mi
Rio Rico High School	High	9–12	1.4 mi

San Cayetano Elementary School	Elementary	KG–5	3.8 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.