

Single Family Residence

RESIDENTIAL

9532 RIVER ROSE WAY

SACRAMENTO, CA 95827

\$524,634 TopHap Estimate · \$326 / ft² · confidence 97 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,610 ft²

LIVING AREA

0.12 ac

LOT SIZE

2004

YEAR BUILT

1

STORIES

6

ROOMS

2

PARKING

VALUATION

\$525K

\$507K low

\$542K high

Last Sale

\$258,000 · Nov 26, 2008

Est. Owner Equity

\$305,659

Loan-to-Value

42%

TAX & ASSESSMENT

Property Tax	\$4,027 (2025)
Assessed Value	\$341,658
Previous Assessed	\$334,960

PROPERTY FACTS

Property Type	Single Family Residence
County	SACRAMENTO
Lot (acres)	0.12
Construction	Wood (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK

25
FLOOD

40
WILDFIRE

50
HEAT

41
STORM

26
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: 0.2 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Nov 17, 2008	Resale	Grant Deed	\$258,000	\$160	\$243K
Dec 21, 2004	Resale	Grant Deed	\$337,500	\$210	\$270K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
James W. Marshall Elementary School	Elementary	KG–6	0.2 mi
Albert Einstein Middle School	Middle	7–8	0.8 mi
Rosemont High School	High	9–12	1.0 mi

District: Sacramento City Unified School 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.

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 NEIGHBORHOOD · ZIP 95827

107 CRIME INDEX	90 AIR POLLUTION	23,007 POPULATION	\$78K MEDIAN IN-COME	61°F AVG TEMP	78% SUNSHINE
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Index values: 100 = US average; lower is better.

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 OWNERSHIP

Occupancy	Owner occupied
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