

Single Family Residence

RESIDENTIAL

9512 RIVER ROSE WAY

SACRAMENTO, CA 95827

\$577,805

TopHap Estimate · \$257 / ft² · confidence 97 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,248 ft²

LIVING AREA

0.12 ac

LOT SIZE

2004

YEAR BUILT

2

STORIES

9

ROOMS

2

PARKING

VALUATION

\$578K

\$559K low

\$597K high

Last Sale

\$293,000 · Oct 24, 2008

Est. Owner Equity

\$389,805

Loan-to-Value

33%

TAX & ASSESSMENT

Property Tax	\$4,598 (2025)
Assessed Value	\$384,581
Previous Assessed	\$377,041

PROPERTY FACTS

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

CLIMATE RISK

25
FLOOD

49
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	\$/FT ²	LOAN
Jan 27, 2021	Financing	Intrafamily Transfer			\$188K
Dec 8, 2009	Quitclaim	Quit Claim Transfer			\$232K
Sep 25, 2008	Resale	Grant Deed	\$293,000	\$130	\$233K
Jun 30, 2008	Foreclosure sale	Trustees Deed	\$267,750	\$119	
Sep 23, 2004	Resale	Grant Deed	\$376,000	\$167	\$301K

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.

| NEIGHBORHOOD · ZIP 95827

107 CRIME INDEX	90 AIR POLLUTION	23,007 POPULATION	\$78K MEDIAN IN-COME	61°F AVG TEMP	78% SUNSHINE
---------------------------------------	--	---	--	-------------------------------------	------------------------------------

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

| OWNERSHIP

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