

Single Family Residence **RESIDENTIAL**

9516 RIVER ROSE WAY

SACRAMENTO, CA 95827

\$570,944 TopHap Estimate · \$254 / ft² · confidence 94 · as of Jul 14, 2026



4
BEDS

3
BATHS

2,248 ft²
LIVING AREA

0.14 ac
LOT SIZE

2004
YEAR BUILT

2
STORIES

9
ROOMS

4
PARKING

VALUATION

\$571K

\$539K low

\$603K high

Last Sale

\$405,500 · Sep 29, 2016

Est. Owner Equity

\$246,544

Loan-to-Value

58%

TAX & ASSESSMENT

Property Tax	\$5,920 (2025)
Assessed Value	\$508,467
Previous Assessed	\$498,498

PROPERTY FACTS

Property Type	Single Family Residence
Style	Custom Design
County	SACRAMENTO
Lot (acres)	0.14
Construction	Wood (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Yes

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
Oct 7, 2019	Quitclaim	Quit Claim Transfer			
Sep 26, 2016	Resale	Grant Deed	\$405,500	\$180	\$324K
Dec 17, 2004	Resale	Grant Deed	\$400,000	\$178	\$320K
Dec 17, 2004	Quitclaim	Quit Claim Transfer			
Sep 20, 2004	Resale	Grant Deed	\$383,000	\$170	\$344K

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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