

Single Family Residence **RESIDENTIAL**

9509 RIVER ROSE WAY

SACRAMENTO, CA 95827

\$489,331 TopHap Estimate · \$326 / ft² · confidence 95 · as of Jul 14, 2026



3
BEDS

2
BATHS

1,503 ft²
LIVING AREA

0.13 ac
LOT SIZE

2004
YEAR BUILT

1
STORIES

5
ROOMS

2
PARKING

VALUATION

\$489K

\$465K low

\$513K high

Est. Owner Equity

\$135,831

Loan-to-Value

72%

TAX & ASSESSMENT

Property Tax	\$5,272 (2025)
Assessed Value	\$444,044
Previous Assessed	\$435,338

PROPERTY FACTS

Property Type	Single Family Residence
Style	Custom Design
County	SACRAMENTO
Lot (acres)	0.13
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	\$/FT ²	LOAN
Jul 17, 2023	Financing	Intrafamily Transfer			
Oct 8, 2020	Quitclaim	Quit Claim Transfer			\$354K
Jan 19, 2018	Quitclaim	Quit Claim Transfer			\$315K
Aug 27, 2004	Resale	Grant Deed	\$312,500	\$208	\$250K

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

OWNERSHIP

Occupancy	Absentee owner
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