

Single Family Residence

RESIDENTIAL

9517 RIVER ROSE WAY

SACRAMENTO, CA 95827

\$580,634 TopHap Estimate · \$386 / ft² · confidence 97 · 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

\$581K

\$563K low

\$598K high

Last Sale

\$570,000 · Apr 19, 2022

Est. Owner Equity

\$67,634

Loan-to-Value

87%

TAX & ASSESSMENT

Property Tax	\$7,231 (2025)
Assessed Value	\$616,985
Previous Assessed	\$604,888

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
Apr 4, 2022	Resale	Grant Deed	\$570,000	\$379	\$513K
Feb 25, 2020	Quitclaim	Quit Claim Transfer			
Feb 25, 2020	Quitclaim	Quit Claim Transfer			
Jul 9, 2019	Quitclaim	Quit Claim Transfer			\$372K
Oct 2, 2018	Quitclaim	Quit Claim Transfer			
Aug 13, 2018	Resale	Grant Deed	\$360,000	\$240	\$372K
Jan 19, 2009	Quitclaim	Quit Claim Transfer			\$310K
Apr 11, 2008	Resale	Grant Deed	\$310,000	\$206	\$306K
Sep 1, 2004	Resale	Grant Deed	\$299,500	\$199	\$239K

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	Owner occupied
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