

Single Family Residence **RESIDENTIAL**

9505 RIVER ROSE WAY

SACRAMENTO, CA 95827

\$451,715 TopHap Estimate · \$352 / ft² · confidence 95 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,285 ft²

LIVING AREA

0.12 ac

LOT SIZE

2004

YEAR BUILT

1

STORIES

5

ROOMS

2

PARKING

VALUATION

\$452K

\$429K low

\$474K high

Last Sale

\$197,000 · Jun 25, 2010

Est. Owner Equity

\$247,715

Loan-to-Value

45%

TAX & ASSESSMENT

Property Tax	\$3,997 (2025)
Assessed Value	\$331,455
Previous Assessed	\$324,957

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

49
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
Aug 7, 2018	Quitclaim	Quit Claim Transfer			\$204K
Apr 3, 2018	Quitclaim	Quit Claim Transfer			\$195K
Nov 1, 2017	Quitclaim	Quit Claim Transfer			
Jun 30, 2014	Recorded document	Grant Deed			
Jun 4, 2010	Resale	Grant Deed	\$197,000	\$153	\$194K
Aug 17, 2004	Resale	Grant Deed	\$291,000	\$226	\$284K

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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