

Single Family Residence

RESIDENTIAL

9560 RIVER ROSE WAY

SACRAMENTO, CA 95827

\$614,746

TopHap Estimate · \$258 / ft² · confidence 97 · as of Jul 14, 2026



5

BEDS

3

BATHS

2,384 ft²

LIVING AREA

0.15 ac

LOT SIZE

2004

YEAR BUILT

2

STORIES

9

ROOMS

2

PARKING

VALUATION

\$615K

\$594K low

\$635K high

Last Sale

\$343,000 · Jan 29, 2015

Est. Owner Equity

\$357,496

Loan-to-Value

45%

TAX & ASSESSMENT

Property Tax	\$5,000 (2025)
Assessed Value	\$420,470
Previous Assessed	\$412,226

PROPERTY FACTS

Property Type	Single Family Residence
County	SACRAMENTO
Lot (acres)	0.15
Construction	Wood (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK

28
FLOOD

39
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	\$/FT²	LOAN
Jan 26, 2015	Resale	Grant Deed	\$343,000	\$144	\$257K
Sep 12, 2014	Non-arms-length	Deed In Lieu Of Foreclosure	\$303,085	\$127	
Dec 28, 2004	Resale	Grant Deed	\$406,000	\$170	\$319K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
James W. Marshall Elementary School	Elementary	KG–6	0.2 mi
Albert Einstein Middle School	Middle	7–8	0.9 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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