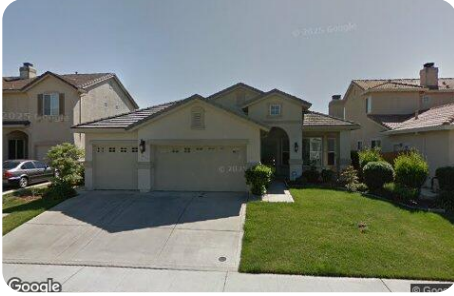


Single Family Residence **RESIDENTIAL**

9556 RIVER ROSE WAY

SACRAMENTO, CA 95827

\$555,210 TopHap Estimate · \$278 / ft² · confidence 94 · as of Jul 14, 2026



4
BEDS

2
BATHS

2,000 ft²
LIVING AREA

0.13 ac
LOT SIZE

2004
YEAR BUILT

1
STORIES

7
ROOMS

2
PARKING

VALUATION

\$555K

\$524K low

\$586K high

Last Sale

\$277,000 · Jan 15, 2009

Est. Owner Equity

\$355,210

Loan-to-Value

36%

TAX & ASSESSMENT

Property Tax	\$4,278 (2025)
Assessed Value	\$363,827
Previous Assessed	\$356,694

PROPERTY FACTS

Property Type	Single Family Residence
County	SACRAMENTO
Lot (acres)	0.13
Construction	Wood (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK

25
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
Dec 23, 2008	Resale	Grant Deed	\$277,000	\$139	\$222K
Nov 10, 2008	Recorded document	Affidavit Of Death			
Jan 3, 2005	Resale	Grant Deed	\$381,000	\$191	\$305K

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
---------------------------	----------------------------	-----------------------------	--------------------------------	-------------------------	------------------------

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

OWNERSHIP

Occupancy	Owner occupied
-----------	-----------------------