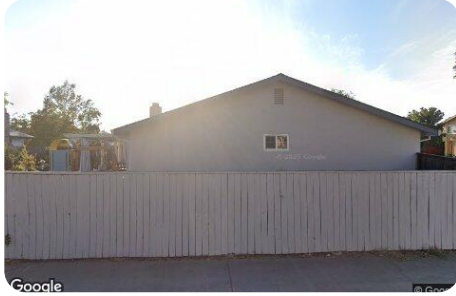


Single Family Residence **RESIDENTIAL**

9488 ROSE RIVER WAY

SACRAMENTO, CA 95826

\$408,937 TopHap Estimate · \$266 / ft² · confidence 93 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,536 ft²

LIVING AREA

0.16 ac

LOT SIZE

1981

YEAR BUILT

1

STORIES

6

ROOMS

2

PARKING

VALUATION

\$409K

\$379K low

\$439K high

Last Sale

\$183,000 · May 5, 2015

Est. Owner Equity

\$225,937

Loan-to-Value

42%

TAX & ASSESSMENT

Property Tax	\$2,755 (2025)
Assessed Value	\$239,465
Previous Assessed	\$234,770

PROPERTY FACTS

Property Type	Single Family Residence
County	SACRAMENTO
Lot (acres)	0.16
Construction	Wood (Unspecified)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK

10
FLOOD

56
WILDFIRE

49
HEAT

41
STORM

26
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jul 26, 2022	Financing	Intrafamily Transfer			
May 1, 2015	Resale	Grant Deed	\$183,000	\$119	
May 1, 2015	Quitclaim	Quit Claim Transfer			
May 5, 2009	Resale	Grant Deed	\$130,000	\$85	\$128K
Apr 20, 2009	Non-arms-length	Trustees Deed	\$126,000	\$82	
Nov 5, 2004	Resale	Grant Deed	\$283,000	\$184	\$226K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rosemont High School	High	9–12	0.2 mi
Albert Einstein Middle School	Middle	7–8	0.6 mi
Golden Empire Elementary School	Elementary	KG–6	1.2 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 95826

112 CRIME INDEX	90 AIR POLLUTION	43,134 POPULATION	\$77K 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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