

Single Family Residence

RESIDENTIAL

9528 RIVER ROSE WAY

SACRAMENTO, CA 95827

\$478,158 TopHap Estimate · \$318 / ft² · confidence 96 · 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

\$478K

\$458K low

\$498K high

Last Sale

\$229,000 · May 12, 2009

Est. Owner Equity

\$334,158

Loan-to-Value

28%

TAX & ASSESSMENT

Property Tax	\$3,565 (2025)
Assessed Value	\$300,778
Previous Assessed	\$294,881

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
Nov 13, 2014	Quitclaim	Quit Claim Transfer			
Nov 13, 2014	Recorded document	Affidavit Of Death			
Apr 6, 2009	Resale	Grant Deed	\$229,000	\$152	\$130K
Jan 6, 2009	Non-arms-length	Trustees Deed	\$187,000	\$124	
Mar 3, 2006	Resale	Grant Deed	\$402,000	\$267	\$322K
Jan 7, 2005	Quitclaim	Quit Claim Transfer			
Sep 10, 2004	Resale	Grant Deed	\$321,500	\$214	\$256K
Sep 10, 2004	Quitclaim	Quit Claim Transfer			

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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