

Single Family Residence **RESIDENTIAL**

9489 ROSE RIVER WAY

SACRAMENTO, CA 95826

\$463,776 TopHap Estimate · \$320 / ft² · confidence 90 · as of Jul 14, 2026



4

BEDS

2

BATHS

1,450 ft²

LIVING AREA

0.15 ac

LOT SIZE

1983

YEAR BUILT

1

STORIES

7

ROOMS

2

PARKING

VALUATION

\$464K

\$419K low

\$509K high

Last Sale

\$460,000 · Sep 27, 2024

Est. Owner Equity

\$26,776

Loan-to-Value

94%

TAX & ASSESSMENT

Property Tax	\$5,438 (2025)
Assessed Value	\$469,200
Previous Assessed	\$460,000

PROPERTY FACTS

Property Type	Single Family Residence
Style	Custom Design
County	SACRAMENTO
Lot (acres)	0.15
Construction	Wood (Unspecified)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Yes

CLIMATE RISK

10
FLOOD

53
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
Sep 24, 2024	Resale	Grant Deed	\$460,000	\$317	\$437K
Jul 17, 2015	Quitclaim	Quit Claim Transfer			\$107K
Jul 14, 2015	Quitclaim	Quit Claim Transfer			
Sep 29, 2004	Quitclaim	Quit Claim Transfer			\$252K
Apr 30, 2004	Resale	Grant Deed	\$270,000	\$186	\$216K
May 15, 2001	Resale	Grant Deed	\$160,000	\$110	\$150K

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
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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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