

Single Family Residence **RESIDENTIAL**

9485 ROSE RIVER WAY

SACRAMENTO, CA 95826

\$465,963 TopHap Estimate · \$226 / ft² · confidence 97 · as of Jul 14, 2026



4
BEDS

2.5
BATHS

2,066 ft²
LIVING AREA

0.15 ac
LOT SIZE

1983
YEAR BUILT

2
STORIES

8
ROOMS

2
PARKING

VALUATION

\$466K

\$451K low

\$481K high

Est. Owner Equity

\$55,163

Loan-to-Value

84%

TAX & ASSESSMENT

Property Tax	\$2,174 (2025)
Assessed Value	\$189,303
Previous Assessed	\$185,592

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Nov 9, 2022	Financing	Intrafamily Transfer			
Nov 9, 2022	Financing	Affidavit Of Death Of Joint Tenant			
Apr 7, 2003	Quitclaim	Quit Claim Transfer			
Dec 31, 1996	Quitclaim	Quit Claim Transfer			\$131K
Mar 22, 1996	Quitclaim	Quit Claim Transfer			

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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