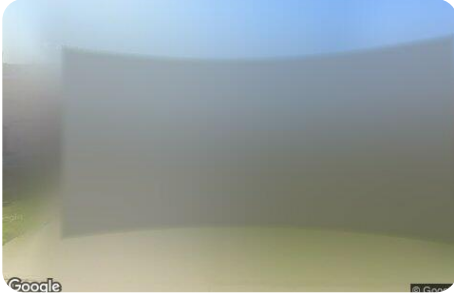


Single Family Residence **RESIDENTIAL**

9540 RIVER ROSE WAY

SACRAMENTO, CA 95827

\$623,816 TopHap Estimate · \$337 / ft² · confidence 94 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,850 ft²

LIVING AREA

0.12 ac

LOT SIZE

2004

YEAR BUILT

1

STORIES

6

ROOMS

2

PARKING

VALUATION

\$624K

\$584K low

\$664K high

Last Sale

\$619,000 · Apr 26, 2024

Est. Owner Equity

\$136,816

Loan-to-Value

79%

TAX & ASSESSMENT

Property Tax	\$7,451 (2025)
Assessed Value	\$644,007
Previous Assessed	\$631,380

PROPERTY FACTS

Property Type	Single Family Residence
County	SACRAMENTO
Lot (acres)	0.12
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
Apr 22, 2024	Resale	Grant Deed	\$619,000	\$335	\$495K
Feb 19, 2019	Resale	Grant Deed	\$385,000	\$208	
Feb 22, 2019	Quitclaim	Quit Claim Transfer			
Apr 8, 2013	Quitclaim	Quit Claim Transfer			
Mar 19, 2010	Quitclaim	Quit Claim Transfer			
Dec 17, 2004	Resale	Grant Deed	\$374,000	\$202	\$299K

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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