

Single Family Residence

RESIDENTIAL

9552 RIVER ROSE WAY

SACRAMENTO, CA 95827

\$540,837 TopHap Estimate · \$265 / ft² · confidence 93 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,042 ft²
LIVING AREA

0.13 ac
LOT SIZE

2004

YEAR BUILT

2

STORIES

7

ROOMS

2

PARKING

VALUATION

\$541K

\$501K low

\$581K high

Last Sale

\$212,500 · Dec 12, 2012

Est. Owner Equity

\$381,537

Loan-to-Value

29%

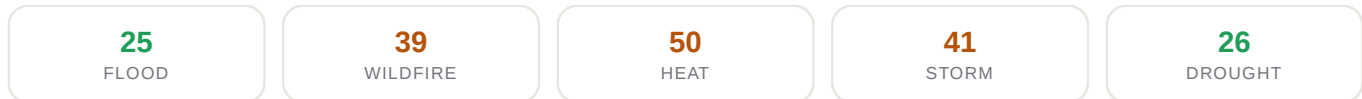
TAX & ASSESSMENT

Property Tax	\$3,261 (2025)
Assessed Value	\$266,897
Previous Assessed	\$261,665

PROPERTY FACTS

Property Type	Single Family Residence
County	SACRAMENTO
Lot (acres)	0.13
Construction	Wood (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK



Scores 0–100; higher = greater projected risk. FEMA flood zone: 0.2 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jun 16, 2016	Quitclaim	Quit Claim Transfer			
Dec 5, 2012	Resale	Grant Deed	\$212,500	\$104	\$159K
Dec 30, 2004	Resale	Grant Deed	\$384,500	\$188	\$305K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
James W. Marshall Elementary School	Elementary	KG–6	0.2 mi
Albert Einstein Middle School	Middle	7–8	0.9 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	Absentee owner
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