

Single Family Residence **RESIDENTIAL**

9513 RIVER ROSE WAY

SACRAMENTO, CA 95827

\$527,440 TopHap Estimate · \$410 / ft² · confidence 96 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,285 ft²

LIVING AREA

0.12 ac

LOT SIZE

2004

YEAR BUILT

1

STORIES

5

ROOMS

2

PARKING

VALUATION

\$527K

\$504K low

\$550K high

Last Sale

\$515,000 · Aug 12, 2022

Est. Owner Equity

\$57,451

Loan-to-Value

87%

TAX & ASSESSMENT

Property Tax	\$6,432 (2025)
Assessed Value	\$546,522
Previous Assessed	\$535,806

PROPERTY FACTS

Property Type	Single Family Residence
Style	Custom Design
County	SACRAMENTO
Lot (acres)	0.12
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
Aug 10, 2022	Resale	Grant Deed	\$515,000	\$401	\$470K
Aug 30, 2004	Resale	Grant Deed	\$275,000	\$214	\$220K

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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