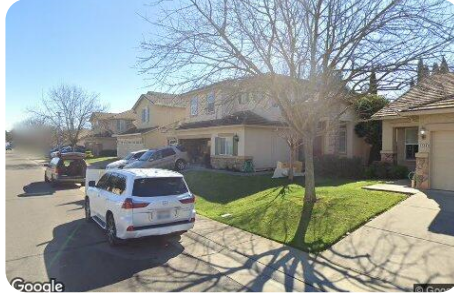


Single Family Residence **RESIDENTIAL**

9504 RIVER ROSE WAY

SACRAMENTO, CA 95827

\$606,594 TopHap Estimate · \$329 / ft² · confidence 93 · as of Jul 14, 2026



4

BEDS

2

BATHS

1,846 ft²

LIVING AREA

0.15 ac

LOT SIZE

2004

YEAR BUILT

1

STORIES

7

ROOMS

2

PARKING

VALUATION

\$607K

\$563K low

\$650K high

Last Sale

\$605,000 · May 16, 2025

Est. Owner Equity

\$122,594

Loan-to-Value

80%

TAX & ASSESSMENT

Property Tax	\$6,030 (2025)
Assessed Value	\$617,100
Previous Assessed	\$507,892

PROPERTY FACTS

Property Type	Single Family Residence
Style	Custom Design
County	SACRAMENTO
Lot (acres)	0.15
Construction	Wood (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK

25
FLOOD

49
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
May 13, 2025	Resale	Grant Deed	\$605,000	\$328	\$484K
Aug 10, 2021	Financing	Intrafamily Transfer			
Aug 10, 2021	Financing	Intrafamily Transfer			\$225K
May 8, 2020	Quitclaim	Quit Claim Transfer			\$229K
May 8, 2020	Quitclaim	Quit Claim Transfer			
Mar 13, 2015	Financing	Intrafamily Transfer			\$247K
Mar 13, 2015	Quitclaim	Quit Claim Transfer			
Aug 9, 2010	Quitclaim	Quit Claim Transfer			
Oct 8, 2004	Resale	Grant Deed	\$364,500	\$197	\$292K

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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