

Single Family Residence **RESIDENTIAL**

9 ROCKY RIVER CT

SACRAMENTO, CA 95831

\$504,238 TopHap Estimate · \$237 / ft² · confidence 97 · as of Jul 14, 2026



3

BEDS

2

BATHS

2,128 ft²

LIVING AREA

0.26 ac

LOT SIZE

1983

YEAR BUILT

1

STORIES

5

ROOMS

2

PARKING

VALUATION

\$504K

\$490K low

\$519K high

Last Sale

\$323,000 · May 3, 2013

Est. Owner Equity

\$320,238

Loan-to-Value

40%

TAX & ASSESSMENT

Property Tax	\$4,213 (2025)
Assessed Value	\$343,428
Previous Assessed	\$336,695

PROPERTY FACTS

Property Type	Single Family Residence
Style	Custom Design
County	SACRAMENTO
Lot (acres)	0.26
Construction	Wood (Unspecified)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Yes

CLIMATE RISK

35 FLOOD	67 WILDFIRE	50 HEAT	38 STORM	21 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Apr 23, 2010	Resale	Grant Deed	\$230,000	\$108	\$184K
Apr 13, 2010	Recorded document	Grant Deed			
Jan 17, 2002	Resale	Grant Deed	\$189,500	\$89	\$187K
May 6, 1992	Resale	Grant Deed	\$146,000	\$69	\$131K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Martin Luther King Jr. K-8 School	Elementary	KG–8	0.3 mi
John F. Kennedy High School	High	9–12	1.3 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 95831

108 CRIME INDEX	86 AIR POLLUTION	43,543 POPULATION	\$97K 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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