

Single Family Residence **RESIDENTIAL**

9557 RIVER ROSE WAY

SACRAMENTO, CA 95827

\$551,672 TopHap Estimate · \$276 / ft² · confidence 95 · as of Jul 14, 2026



4
BEDS

2
BATHS

2,000 ft²
LIVING AREA

0.13 ac
LOT SIZE

2004
YEAR BUILT

1
STORIES

7
ROOMS

2
PARKING

VALUATION

\$552K

\$526K low

\$577K high

Last Sale

\$371,500 · Dec 2, 2004

Est. Owner Equity

\$400,050

Loan-to-Value

27%

TAX & ASSESSMENT

Property Tax	\$6,138 (2025)
Assessed Value	\$528,107
Previous Assessed	\$517,753

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

25 FLOOD	39 WILDFIRE	50 HEAT	41 STORM	26 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: 0.2 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Dec 10, 2018	Recorded document	Affidavit Of Death			
Mar 13, 2018	Quitclaim	Quit Claim Transfer			
Apr 18, 2014	Quitclaim	Quit Claim Transfer			
Feb 19, 2013	Quitclaim	Quit Claim Transfer			
Mar 16, 2006	Quitclaim	Quit Claim Transfer			
Dec 2, 2004	Resale	Grant Deed	\$371,500	\$186	\$175K

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	Owner occupied
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