

Single Family Residence **RESIDENTIAL**

9500 RIVER ROSE WAY

SACRAMENTO, CA 95827

\$596,534 TopHap Estimate · \$323 / ft² · confidence 97 · as of Jul 14, 2026



4

BEDS

2

BATHS

1,846 ft²

LIVING AREA

0.18 ac

LOT SIZE

2004

YEAR BUILT

1

STORIES

7

ROOMS

2

PARKING

VALUATION

\$597K

\$579K low

\$614K high

Last Sale

\$575,000 · Mar 4, 2022

Est. Owner Equity

\$107,784

Loan-to-Value

81%

TAX & ASSESSMENT

Property Tax	\$7,295 (2025)
Assessed Value	\$622,397
Previous Assessed	\$610,194

PROPERTY FACTS

Property Type	Single Family Residence
Style	Custom Design
County	SACRAMENTO
Lot (acres)	0.18
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
Mar 1, 2022	Resale	Grant Deed	\$575,000	\$311	\$489K
Nov 10, 2021	Financing	Intrafamily Transfer			\$408K
Sep 30, 2004	Resale	Grant Deed	\$351,000	\$190	\$280K

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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