

Single Family Residence **RESIDENTIAL**

# 9521 RIVER ROSE WAY

SACRAMENTO, CA 95827

**\$488,035** TopHap Estimate · \$325 / ft² · confidence 95 · as of Jul 14, 2026



**3**

BEDS

**2**

BATHS

**1,503 ft²**

LIVING AREA

**0.13 ac**

LOT SIZE

**2004**

YEAR BUILT

**1**

STORIES

**5**

ROOMS

**2**

PARKING

## VALUATION

**\$488K**

\$462K low

\$514K high

Last Sale

**\$292,500 · Sep 9, 2004**

Est. Owner Equity

**\$292,035**

Loan-to-Value

**40%**

## TAX & ASSESSMENT

|                   |                |
|-------------------|----------------|
| Property Tax      | \$4,872 (2025) |
| Assessed Value    | \$415,852      |
| Previous Assessed | \$407,699      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Custom Design           |
| County        | SACRAMENTO              |
| Lot (acres)   | 0.13                    |
| 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 <sup>2</sup> | LOAN   |
|-------------|--------|------------|-----------|--------------------|--------|
| Sep 9, 2004 | Resale | Grant Deed | \$292,500 | \$195              | \$263K |

## 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

|                                       |                                        |                                         |                                            |                                     |                                    |
|---------------------------------------|----------------------------------------|-----------------------------------------|--------------------------------------------|-------------------------------------|------------------------------------|
| <div>107</div> <div>CRIME INDEX</div> | <div>90</div> <div>AIR POLLUTION</div> | <div>23,007</div> <div>POPULATION</div> | <div>\$78K</div> <div>MEDIAN IN-COME</div> | <div>61°F</div> <div>AVG TEMP</div> | <div>78%</div> <div>SUNSHINE</div> |
|---------------------------------------|----------------------------------------|-----------------------------------------|--------------------------------------------|-------------------------------------|------------------------------------|

Index values: 100 = US average; lower is better.

| OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Owner occupied |
|-----------|----------------|