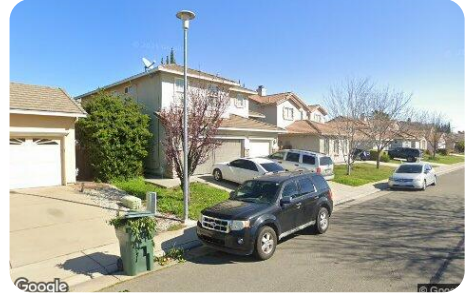


Single Family Residence **RESIDENTIAL**

9525 RIVER ROSE WAY

SACRAMENTO, CA 95827

\$568,475 TopHap Estimate · \$240 / ft² · confidence 96 · as of Jul 14, 2026



5
BEDS

3
BATHS

2,367 ft²
LIVING AREA

0.14 ac
LOT SIZE

2004
YEAR BUILT

2
STORIES

10
ROOMS

3
PARKING

VALUATION

\$568K

\$543K low

\$594K high

Last Sale

\$415,000 · Feb 14, 2018

Est. Owner Equity

\$18,475

Loan-to-Value

93%

TAX & ASSESSMENT

Property Tax	\$5,618 (2025)
Assessed Value	\$481,637
Previous Assessed	\$472,194

PROPERTY FACTS

Property Type	Single Family Residence
Style	Custom Design
County	SACRAMENTO
Lot (acres)	0.14
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 ²	LOAN
Mar 10, 2023	Financing	Intrafamily Transfer			
Feb 12, 2018	Resale	Grant Deed	\$415,000	\$175	\$394K
Sep 9, 2015	Recorded document	Grant Deed			
Sep 4, 2012	Quitclaim	Quit Claim Transfer			
Sep 8, 2004	Resale	Grant Deed	\$376,500	\$159	\$301K

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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