

Single Family Residence **RESIDENTIAL**

9561 RIVER ROSE WAY

SACRAMENTO, CA 95827

\$521,395 TopHap Estimate · \$303 / ft² · confidence 97 · as of Jul 14, 2026



4
BEDS

2
BATHS

1,720 ft²
LIVING AREA

0.15 ac
LOT SIZE

2004
YEAR BUILT

1
STORIES

7
ROOMS

1
PARKING

VALUATION

\$521K

\$504K low

\$539K high

Last Sale

\$325,000 · May 5, 2016

Est. Owner Equity

\$261,395

Loan-to-Value

51%

TAX & ASSESSMENT

Property Tax	\$4,602 (2025)
Assessed Value	\$392,422
Previous Assessed	\$384,728

PROPERTY FACTS

Property Type	Single Family Residence
County	SACRAMENTO
Lot (acres)	0.15
Construction	Wood (Unspecified)
Heating	Central
Cooling	Central
Pool	No

CLIMATE RISK

28 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
May 2, 2016	Resale	Grant Deed	\$325,000	\$189	\$260K
Apr 27, 2009	Quitclaim	Quit Claim Transfer			
Apr 27, 2009	Quitclaim	Quit Claim Transfer			\$144K
Jun 20, 2006	Quitclaim	Quit Claim Transfer			
Jun 12, 2006	Resale	Grant Deed	\$415,000	\$241	\$148K
Jan 28, 2005	Resale	Grant Deed	\$399,000	\$232	\$319K
Jan 28, 2005	Quitclaim	Quit Claim Transfer			
Dec 2, 2004	Resale	Grant Deed	\$339,500	\$197	\$250K

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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