

Single Family Residence **RESIDENTIAL**

2692 ROGUE RIVER CIR

WEST SACRAMENTO, CA 95691

\$646,986 TopHap Estimate · \$240 / ft² · confidence 96 · as of Jul 14, 2026



4
BEDS

2.5
BATHS

2,691 ft²
LIVING AREA

0.16 ac
LOT SIZE

2004
YEAR BUILT

2
STORIES

8
ROOMS

2
PARKING

VALUATION

\$647K

\$624K low

\$670K high

Last Sale

\$342,000 · May 9, 2008

Est. Owner Equity

\$373,466

Loan-to-Value

42%

TAX & ASSESSMENT

Property Tax	\$7,235 (2025)
Assessed Value	\$458,056
Previous Assessed	\$449,075

PROPERTY FACTS

Property Type	Single Family Residence
County	YOLO
Lot (acres)	0.16
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jul 29, 2025	Financing	Intrafamily Transfer			
Jul 19, 2025	Financing	Intrafamily Transfer			
Dec 4, 2020	Quitclaim	Quit Claim Transfer			
Feb 27, 2013	Quitclaim	Quit Claim Transfer			
May 2, 2008	Quitclaim	Quit Claim Transfer			
Apr 7, 2008	Resale	Grant Deed	\$342,000	\$127	\$274K
Oct 23, 2007	Non-arms-length	Trustees Deed	\$320,000	\$119	
Jun 10, 2005	Financing	Intrafamily Transfer			\$491K
Nov 2, 2004	Resale	Grant Deed	\$397,500	\$148	\$318K
Nov 2, 2004	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Stonegate Elementary School	Elementary	KG–8	0.5 mi
River City High School	High	9–12	0.5 mi

District: Washington 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 95691

79 CRIME INDEX	86 AIR POLLUTION	42,114 POPULATION	\$94K 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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