

Single Family Residence **RESIDENTIAL**

## 2628 ROGUE RIVER CIR

WEST SACRAMENTO, CA 95691

**\$650,832** TopHap Estimate · \$242 / ft<sup>2</sup> · confidence 97 · as of Jul 14, 2026



**5**

BEDS

**3.5**

BATHS

**2,691 ft<sup>2</sup>**

LIVING AREA

**3,920 ft<sup>2</sup>**

LOT SIZE

**2004**

YEAR BUILT

**2**

STORIES

**9**

ROOMS

**2**

PARKING

### VALUATION

**\$651K**

\$631K low

\$671K high

Last Sale

**\$550,000 · Nov 25, 2020**

Est. Owner Equity

**\$375,832**

Loan-to-Value

**42%**

## TAX & ASSESSMENT

|                   |                |
|-------------------|----------------|
| Property Tax      | \$8,871 (2025) |
| Assessed Value    | \$607,241      |
| Previous Assessed | \$595,335      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | YOLO                    |
| Lot (acres)   | 0.09                    |
| Roof          | Concrete                |
| Heating       | Central                 |
| Cooling       | Central                 |
| Fireplace     | Yes                     |
| Garage        | Garage, Attached        |
| Pool          | No                      |

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|-----------|---------------------|-----------|--------------------|--------|
| Nov 18, 2020 | Resale    | Grant Deed          | \$550,000 | \$204              | \$275K |
| Nov 18, 2020 | Quitclaim | Quit Claim Transfer |           |                    |        |
| Jun 22, 2012 | Resale    | Grant Deed          | \$242,000 | \$90               | \$194K |
| Jul 24, 2007 | Resale    | Grant Deed          | \$405,000 | \$151              | \$405K |
| Dec 8, 2004  | Quitclaim | Quit Claim Transfer |           |                    |        |
| Dec 8, 2004  | Resale    | Grant Deed          | \$404,500 | \$150              | \$364K |
| Sep 16, 2004 | Resale    | Grant Deed          | \$384,500 | \$143              | \$307K |
| Sep 16, 2004 | Quitclaim | Quit Claim Transfer |           |                    |        |

## ASSIGNED SCHOOLS

| SCHOOL                      | LEVEL      | GRADES | DISTANCE |
|-----------------------------|------------|--------|----------|
| Stonegate Elementary School | Elementary | KG–8   | 0.4 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

|                          |                            |                             |                                |                         |                        |
|--------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>79</b><br>CRIME INDEX | <b>86</b><br>AIR POLLUTION | <b>42,114</b><br>POPULATION | <b>\$94K</b><br>MEDIAN IN-COME | <b>61°F</b><br>AVG TEMP | <b>78%</b><br>SUNSHINE |
|--------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

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

### OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|