

Single Family Residence **RESIDENTIAL**

2652 ROGUE RIVER CIR

WEST SACRAMENTO, CA 95691

\$541,853 TopHap Estimate · \$248 / ft² · confidence 96 · as of Jul 14, 2026



3

BEDS

1.5

BATHS

2,182 ft²

LIVING AREA

3,920 ft²

LOT SIZE

2004

YEAR BUILT

2

STORIES

7

ROOMS

2

PARKING

VALUATION

\$542K

\$519K low

\$565K high

Last Sale

\$230,000 · Jan 23, 2012

Est. Owner Equity

\$351,353

Loan-to-Value

37%

TAX & ASSESSMENT

Property Tax	\$5,304 (2025)
Assessed Value	\$294,658
Previous Assessed	\$288,881

PROPERTY FACTS

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Apr 9, 2025	Financing	Intrafamily Transfer			
Jan 13, 2012	Quitclaim	Quit Claim Transfer			
Dec 27, 2011	Resale	Grant Deed	\$230,000	\$105	\$224K
Jun 22, 2011	Non-arms-length	Trustees Deed	\$202,500	\$93	
Nov 19, 2004	Resale	Grant Deed	\$386,500	\$177	\$309K

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	Absentee owner
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