

Single Family Residence **RESIDENTIAL**

2258 ROGUE RIVER DR

SACRAMENTO, CA 95826

\$483,553 TopHap Estimate · \$266 / ft² · confidence 96 · as of Jul 14, 2026



4

BEDS

2

BATHS

1,820 ft²

LIVING AREA

0.16 ac

LOT SIZE

1964

YEAR BUILT

2

STORIES

7

ROOMS

2

PARKING

VALUATION

\$484K

\$466K low

\$502K high

Est. Owner Equity

\$427,682

Loan-to-Value

11%

TAX & ASSESSMENT

Property Tax	\$2,686 (2025)
Assessed Value	\$225,153
Previous Assessed	\$220,739

PROPERTY FACTS

Property Type	Single Family Residence
Style	Custom Design
County	SACRAMENTO
Lot (acres)	0.16
Construction	Wood (Unspecified)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK

25 FLOOD	73 WILDFIRE	50 HEAT	42 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	\$/FT ²	LOAN
May 25, 2012	Quitclaim	Quit Claim Transfer			
Dec 1, 1989	Resale	Grant Deed	\$44,000	\$24	\$77K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
O.W. Erlewine Elementary School	Elementary	KG–6	0.1 mi
Albert Einstein Middle School	Middle	7–8	1.5 mi
Rosemont High School	High	9–12	2.0 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 95826

112 CRIME INDEX	90 AIR POLLUTION	43,134 POPULATION	\$77K 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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