

Single Family Residence

RESIDENTIAL

2254 ROGUE RIVER DR

SACRAMENTO, CA 95826

\$587,701 TopHap Estimate · \$323 / 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

\$588K

\$565K low

\$610K high

Last Sale

\$515,000 · Jan 15, 2021

Est. Owner Equity

\$201,451

Loan-to-Value

70%

TAX & ASSESSMENT

Property Tax	\$6,682 (2025)
Assessed Value	\$568,598
Previous Assessed	\$557,450

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
Pool	Yes

CLIMATE RISK

25
FLOOD

71
WILDFIRE

50
HEAT

42
STORM

26
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: 0.2 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jan 5, 2021	Resale	Grant Deed	\$515,000	\$283	\$386K
Jun 25, 2015	Resale	Grant Deed	\$308,000	\$169	\$293K
May 21, 2013	Non-arms-length	Grant Deed	\$132,000	\$73	\$150K
Mar 21, 2013	Recorded document	Affidavit Of Death			
May 22, 2008	Quitclaim	Quit Claim Transfer			
May 1, 2008	Recorded document	Affidavit Of Death			
May 1, 2008	Quitclaim	Quit Claim Transfer			

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
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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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