

Single Family Residence **RESIDENTIAL**

2261 ROGUE RIVER DR

SACRAMENTO, CA 95826

\$500,214 TopHap Estimate · \$272 / ft² · confidence 95 · as of Jul 14, 2026



5
BEDS

3
BATHS

1,836 ft²
LIVING AREA

0.19 ac
LOT SIZE

1964
YEAR BUILT

2
STORIES

8
ROOMS

2
PARKING

VALUATION

\$500K

\$477K low

\$524K high

Est. Owner Equity

\$364,214

Loan-to-Value

26%

TAX & ASSESSMENT

Property Tax	\$3,223 (2025)
Assessed Value	\$272,067
Previous Assessed	\$266,733

PROPERTY FACTS

Property Type	Single Family Residence
County	SACRAMENTO
Lot (acres)	0.19
Construction	Wood (Unspecified)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Yes

CLIMATE RISK

25
FLOOD

58
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
Sep 11, 2020	Quitclaim	Quit Claim Transfer			
Mar 21, 1990	Resale	Grant Deed	\$145,000	\$79	\$116K

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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