

Single Family Residence **RESIDENTIAL**

2870 ROGUE RIVER CIR

WEST SACRAMENTO, CA 95691

\$597,695 TopHap Estimate · \$257 / ft² · confidence 96 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,328 ft²

LIVING AREA

0.1 ac

LOT SIZE

2011

YEAR BUILT

2

STORIES

9

ROOMS

2

PARKING

VALUATION

\$598K

\$573K low

\$623K high

Last Sale

\$335,000 · Aug 20, 2013

Est. Owner Equity

\$381,495

Loan-to-Value

37%

TAX & ASSESSMENT

Property Tax	\$6,731 (2025)
Assessed Value	\$418,865
Previous Assessed	\$410,653

PROPERTY FACTS

Property Type	Single Family Residence
County	YOLO
Lot (acres)	0.10
Roof	Concrete
Heating	Yes
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Aug 14, 2013	Resale	Grant Deed	\$335,000	\$144	\$235K
Jun 7, 2011	Resale	Grant Deed	\$290,000	\$125	\$283K
Sep 21, 2009	Recorded document	Grant Deed			
Feb 19, 2009	Recorded document	Grant Deed			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
River City High School	High	9–12	0.5 mi
Stonegate Elementary School	Elementary	KG–8	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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