

Single Family Residence **RESIDENTIAL**

2396 ROGUE RIVER DR

SACRAMENTO, CA 95826

\$749,941 TopHap Estimate · \$165 / ft² · confidence 94 · as of Jul 14, 2026



4

BEDS

4

BATHS

4,557 ft²

LIVING AREA

0.19 ac

LOT SIZE

1968

YEAR BUILT

2

STORIES

8

ROOMS

2

PARKING

VALUATION

\$750K

\$702K low

\$798K high

Last Sale

\$410,000 · Jun 2, 2005

Est. Owner Equity

\$493,761

Loan-to-Value

35%

TAX & ASSESSMENT

Property Tax	\$9,308 (2025)
Assessed Value	\$797,280
Previous Assessed	\$781,648

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	No

CLIMATE RISK

38
FLOOD

65
WILDFIRE

50
HEAT

42
STORM

26
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
May 26, 2005	Quitclaim	Quit Claim Transfer			
May 26, 2005	Resale	Grant Deed	\$410,000	\$90	\$328K
May 28, 2003	Resale	Grant Deed	\$317,000	\$70	\$254K
Aug 26, 1996	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
O.W. Erlewine Elementary School	Elementary	KG–6	0.3 mi
Albert Einstein Middle School	Middle	7–8	1.5 mi
Rosemont High School	High	9–12	2.1 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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