

Single Family Residence **RESIDENTIAL**

2246 ROGUE RIVER DR

SACRAMENTO, CA 95826

\$529,801 TopHap Estimate · \$291 / ft² · confidence 95 · 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

\$530K

\$505K low

\$554K high

Last Sale

\$325,000 · May 26, 2017

Est. Owner Equity

\$227,301

Loan-to-Value

60%

TAX & ASSESSMENT

Property Tax	\$4,494 (2025)
Assessed Value	\$384,726
Previous Assessed	\$377,183

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	No

CLIMATE RISK

25
FLOOD

68
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
May 30, 2020	Quitclaim	Quit Claim Transfer			\$273K
May 25, 2017	Recorded document	Affidavit Of Death			
May 25, 2017	Resale	Grant Deed	\$325,000	\$179	\$278K
Aug 22, 2007	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

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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