

Single Family Residence **RESIDENTIAL**

2412 ROGUE RIVER DR

SACRAMENTO, CA 95826

\$514,486 TopHap Estimate · \$283 / ft² · confidence 94 · as of Jul 14, 2026



4
BEDS

2
BATHS

1,820 ft²
LIVING AREA

0.18 ac
LOT SIZE

1968
YEAR BUILT

2
STORIES

7
ROOMS

2
PARKING

VALUATION

\$514K

\$485K low

\$544K high

Last Sale

\$266,000 · Aug 8, 2011

Est. Owner Equity

\$272,286

Loan-to-Value

48%

TAX & ASSESSMENT

Property Tax	\$3,999 (2025)
Assessed Value	\$340,782
Previous Assessed	\$334,101

PROPERTY FACTS

Property Type	Single Family Residence
Style	Custom Design
County	SACRAMENTO
Lot (acres)	0.18
Construction	Wood (Unspecified)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Yes

CLIMATE RISK

62
FLOOD

70
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 5, 2021	Financing	Intrafamily Transfer			
Nov 27, 2017	Quitclaim	Quit Claim Transfer			
Aug 3, 2011	Quitclaim	Quit Claim Transfer			
Aug 2, 2011	Resale	Grant Deed	\$266,000	\$146	
Dec 30, 2004	Quitclaim	Quit Claim Transfer			
Jul 9, 2002	Quitclaim	Quit Claim Transfer			\$123K
Apr 27, 1994	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
---------------------------	----------------------------	-----------------------------	--------------------------------	-------------------------	------------------------

Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Absentee owner
-----------	----------------