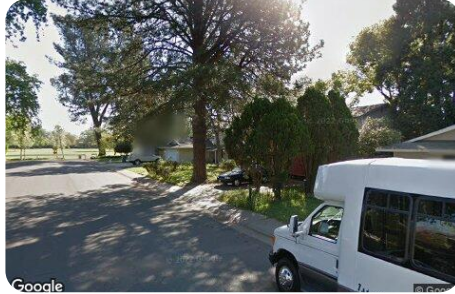


Single Family Residence **RESIDENTIAL**

2249 ROGUE RIVER DR

SACRAMENTO, CA 95826

\$417,302 TopHap Estimate · \$268 / ft² · confidence 89 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,556 ft²

LIVING AREA

0.16 ac

LOT SIZE

1964

YEAR BUILT

1

STORIES

7

ROOMS

1

PARKING

VALUATION

\$417K

\$371K low

\$463K high

Last Sale

\$410,000 · Oct 11, 2024

Est. Owner Equity

\$17,302

Loan-to-Value

96%

TAX & ASSESSMENT

Property Tax	\$6,309 (2025)
Assessed Value	\$418,200
Previous Assessed	\$410,000

PROPERTY FACTS

Property Type	Single Family Residence
County	SACRAMENTO
Lot (acres)	0.16
Construction	Wood (Unspecified)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

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
Oct 9, 2024	Resale	Grant Deed	\$410,000	\$263	\$400K
Oct 9, 2024	Financing	Intrafamily 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	Absentee owner
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