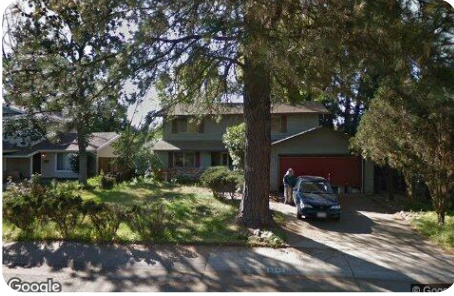


Single Family Residence **RESIDENTIAL**

2245 ROGUE RIVER DR

SACRAMENTO, CA 95826

\$554,343 TopHap Estimate · \$302 / ft² · confidence 93 · as of Jul 14, 2026



5

BEDS

3

BATHS

1,836 ft²

LIVING AREA

0.16 ac

LOT SIZE

1964

YEAR BUILT

2

STORIES

8

ROOMS

2

PARKING

VALUATION

\$554K

\$515K low

\$593K high

Last Sale

\$175,600 · Dec 28, 2017

Est. Owner Equity

\$444,343

Loan-to-Value

21%

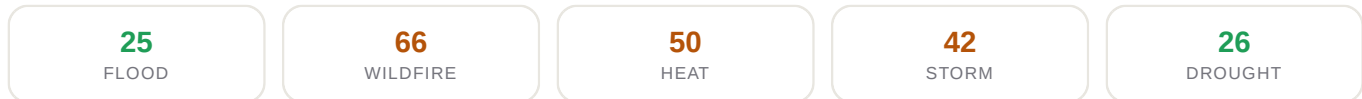
TAX & ASSESSMENT

Property Tax	\$5,907 (2025)
Assessed Value	\$509,490
Previous Assessed	\$499,501

PROPERTY FACTS

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

CLIMATE RISK



Scores 0–100; higher = greater projected risk. FEMA flood zone: 0.2 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Dec 26, 2017	Resale	Grant Deed	\$439,000	\$239	\$110K
Dec 26, 2017	Quitclaim	Quit Claim Transfer			
May 16, 2017	Resale	Grant Deed	\$314,000	\$171	\$251K
Feb 15, 2017	Quitclaim	Quit Claim Transfer			\$100K
Aug 14, 1998	Resale	Grant Deed	\$139,500	\$76	\$78K

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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