

Single Family Residence **RESIDENTIAL**

2732 ROGUE RIVER CIR

WEST SACRAMENTO, CA 95691

\$620,193 TopHap Estimate · \$266 / ft² · confidence 97 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,328 ft²

LIVING AREA

3,920 ft²

LOT SIZE

2004

YEAR BUILT

2

STORIES

7

ROOMS

2

PARKING

VALUATION

\$620K

\$599K low

\$641K high

Last Sale

\$385,000 · May 28, 2015

Est. Owner Equity

\$215,193

Loan-to-Value

68%

TAX & ASSESSMENT

Property Tax	\$7,246 (2025)
Assessed Value	\$471,954
Previous Assessed	\$462,701

PROPERTY FACTS

Property Type	Single Family Residence
County	YOLO
Lot (acres)	0.09
Roof	Concrete
Heating	Yes
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Feb 24, 2022	Financing	Intrafamily Transfer			\$405K
Jun 13, 2020	Financing	Intrafamily Transfer			\$388K
Mar 21, 2019	Quitclaim	Quit Claim Transfer			
May 12, 2015	Resale	Grant Deed	\$385,000	\$165	\$378K
Oct 30, 2013	Financing	Grant Deed			\$272K
Oct 12, 2004	Recorded document	Grant Deed			
Oct 12, 2004	Resale	Grant Deed	\$373,000	\$160	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
River City High School	High	9–12	0.5 mi
Stonegate Elementary School	Elementary	KG–8	0.5 mi

District: Washington 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 95691

79 CRIME INDEX	86 AIR POLLUTION	42,114 POPULATION	\$94K 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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