

Single Family Residence **RESIDENTIAL**

2531 ROGUE RIVER DR

SACRAMENTO, CA 95826

\$583,403 TopHap Estimate · \$297 / ft² · confidence 95 · as of Jul 14, 2026



4

BEDS

2

BATHS

1,967 ft²

LIVING AREA

0.15 ac

LOT SIZE

1964

YEAR BUILT

2

STORIES

7

ROOMS

2

PARKING

VALUATION

\$583K

\$557K low

\$610K high

Last Sale

\$425,000 · Jan 3, 2019

Est. Owner Equity

\$483,403

Loan-to-Value

18%

TAX & ASSESSMENT

Property Tax	\$5,644 (2025)
Assessed Value	\$483,572
Previous Assessed	\$474,091

PROPERTY FACTS

Property Type	Single Family Residence
County	SACRAMENTO
Lot (acres)	0.15
Construction	Wood (Unspecified)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Spa/Hot Tub (Only)

CLIMATE RISK

35
FLOOD

60
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
Aug 8, 2019	Quitclaim	Quit Claim Transfer			
Dec 31, 2018	Recorded document	Affidavit Of Death			
Dec 20, 2018	Resale	Grant Deed	\$425,000	\$216	
Dec 21, 2018	Recorded document	Affidavit Of Death			
May 8, 1996	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
O.W. Erlewine Elementary School	Elementary	KG–6	0.4 mi
Albert Einstein Middle School	Middle	7–8	1.4 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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