

Single Family Residence **RESIDENTIAL**

2560 ROGUE RIVER DR

SACRAMENTO, CA 95826

\$431,429 TopHap Estimate · \$343 / ft² · confidence 93 · as of Jul 14, 2026



3
BEDS

2
BATHS

1,256 ft²
LIVING AREA

0.14 ac
LOT SIZE

1964
YEAR BUILT

1
STORIES

6
ROOMS

2
PARKING

VALUATION

\$431K

\$402K low

\$461K high

Last Sale

\$105,000 · Sep 19, 1997

Est. Owner Equity

\$247,679

Loan-to-Value

41%

TAX & ASSESSMENT

Property Tax	\$2,077 (2025)
Assessed Value	\$170,976
Previous Assessed	\$167,625

PROPERTY FACTS

Property Type	Single Family Residence
County	SACRAMENTO
Lot (acres)	0.14
Construction	Wood (Unspecified)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

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
Oct 16, 2016	Quitclaim	Quit Claim Transfer			\$184K
Aug 6, 2013	Quitclaim	Quit Claim Transfer			
Aug 1, 2013	Quitclaim	Quit Claim Transfer			\$150K
Sep 19, 1997	Resale	Grant Deed	\$105,000	\$84	\$104K

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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