

Single Family Residence **RESIDENTIAL**

2469 ROGUE RIVER DR

SACRAMENTO, CA 95826

\$453,831 TopHap Estimate · \$395 / ft² · confidence 98 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,150 ft²

LIVING AREA

0.14 ac

LOT SIZE

1964

YEAR BUILT

1

STORIES

6

ROOMS

2

PARKING

VALUATION

\$454K

\$444K low

\$464K high

Last Sale

\$250,000 · Sep 8, 2008

Est. Owner Equity

\$267,331

Loan-to-Value

43%

TAX & ASSESSMENT

Property Tax	\$3,934 (2025)
Assessed Value	\$328,359
Previous Assessed	\$321,922

PROPERTY FACTS

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

CLIMATE RISK

45 FLOOD	72 WILDFIRE	50 HEAT	42 STORM	26 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Sep 2, 2008	Resale	Grant Deed	\$250,000	\$217	\$200K
Aug 5, 1993	Quitclaim	Quit Claim Transfer			\$40K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
O.W. Erlewine Elementary School	Elementary	KG–6	0.3 mi
Albert Einstein Middle School	Middle	7–8	1.5 mi
Rosemont High School	High	9–12	2.1 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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