

Single Family Residence **RESIDENTIAL**

2854 ROGUE RIVER CIR

WEST SACRAMENTO, CA 95691

\$648,794 TopHap Estimate · \$241 / ft² · confidence 98 · as of Jul 14, 2026



4
BEDS

3
BATHS

2,691 ft²
LIVING AREA

3,920 ft²
LOT SIZE

2004
YEAR BUILT

2
STORIES

9
ROOMS

2
PARKING

VALUATION

\$649K

\$635K low

\$663K high

Last Sale

\$396,500 · Jan 29, 2008

Est. Owner Equity

\$190,394

Loan-to-Value

71%

TAX & ASSESSMENT

Property Tax	\$8,003 (2025)
Assessed Value	\$531,206
Previous Assessed	\$520,792

PROPERTY FACTS

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jan 18, 2008	Resale	Grant Deed	\$396,500	\$147	\$317K

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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