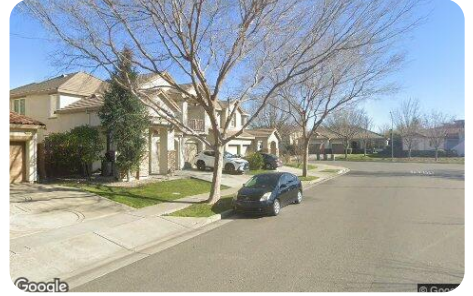


Single Family Residence **RESIDENTIAL**

2862 ROGUE RIVER CIR

WEST SACRAMENTO, CA 95691

\$596,564 TopHap Estimate · \$273 / ft² · confidence 93 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

2,182 ft²

LIVING AREA

3,920 ft²

LOT SIZE

2004

YEAR BUILT

2

STORIES

8

ROOMS

2

PARKING

VALUATION

\$597K

\$558K low

\$636K high

Last Sale

\$435,000 · Jun 15, 2018

Est. Owner Equity

\$261,564

Loan-to-Value

60%

TAX & ASSESSMENT

Property Tax	\$7,648 (2025)
Assessed Value	\$504,848
Previous Assessed	\$494,950

PROPERTY FACTS

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jun 5, 2018	Resale	Grant Deed	\$435,000	\$199	\$335K
May 22, 2009	Quitclaim	Quit Claim Transfer			\$358K
Nov 28, 2007	Resale	Grant Deed	\$360,000	\$165	\$354K
Dec 3, 2007	Recorded document	Grant Deed			

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	Absentee owner
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