

Single Family Residence **RESIDENTIAL**

# 2846 ROGUE RIVER CIR

WEST SACRAMENTO, CA 95691

**\$591,685** TopHap Estimate · \$254 / ft<sup>2</sup> · confidence 95 · as of Jul 14, 2026



**4**

BEDS

**3**

BATHS

**2,328 ft<sup>2</sup>**

LIVING AREA

**3,920 ft<sup>2</sup>**

LOT SIZE

**2004**

YEAR BUILT

**2**

STORIES

**9**

ROOMS

**2**

PARKING

## VALUATION

**\$592K**

\$565K low

\$618K high

Last Sale

**\$373,000 · Apr 3, 2015**

Est. Owner Equity

**\$236,685**

Loan-to-Value

**61%**

## TAX & ASSESSMENT

|                   |                |
|-------------------|----------------|
| Property Tax      | \$7,159 (2025) |
| Assessed Value    | \$457,242      |
| Previous Assessed | \$448,278      |

## PROPERTY FACTS

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

## TRANSACTION HISTORY

| DATE         | TYPE              | DEED                 | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|-------------------|----------------------|-----------|--------------------|--------|
| Jul 10, 2020 | Financing         | Intrafamily Transfer |           |                    | \$355K |
| Apr 1, 2015  | Resale            | Grant Deed           | \$373,000 | \$160              | \$373K |
| Nov 11, 2007 | Recorded document | Grant Deed           |           |                    |        |
| Nov 27, 2007 | Resale            | Grant Deed           | \$390,000 | \$168              | \$371K |

## 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

|                          |                            |                             |                                |                         |                        |
|--------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>79</b><br>CRIME INDEX | <b>86</b><br>AIR POLLUTION | <b>42,114</b><br>POPULATION | <b>\$94K</b><br>MEDIAN IN-COME | <b>61°F</b><br>AVG TEMP | <b>78%</b><br>SUNSHINE |
|--------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

Index values: 100 = US average; lower is better.

### OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Absentee owner</b> |
|-----------|-----------------------|