

Single Family Residence **RESIDENTIAL**

## 2345 ROGUE RIVER DR

SACRAMENTO, CA 95826

**\$656,295** TopHap Estimate · \$361 / ft<sup>2</sup> · confidence 92 · as of Jul 14, 2026



**4**

BEDS

**2**

BATHS

**1,820 ft<sup>2</sup>**

LIVING AREA

**0.24 ac**

LOT SIZE

**1969**

YEAR BUILT

**2**

STORIES

**7**

ROOMS

**2**

PARKING

### VALUATION

**\$656K**

\$601K low

\$712K high

Last Sale

**\$655,000 · Apr 1, 2026**

Est. Owner Equity

**\$201,295**

Loan-to-Value

**69%**

## TAX & ASSESSMENT

|                   |                |
|-------------------|----------------|
| Property Tax      | \$1,266 (2025) |
| Assessed Value    | \$91,389       |
| Previous Assessed | \$89,598       |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Custom Design           |
| County        | SACRAMENTO              |
| Lot (acres)   | 0.24                    |
| Construction  | Wood (Unspecified)      |
| Roof          | Composition Shingle     |
| Heating       | Central                 |
| Cooling       | Central                 |
| Fireplace     | Yes                     |
| Pool          | No                      |

## CLIMATE RISK

25  
FLOOD

68  
WILDFIRE

50  
HEAT

42  
STORM

26  
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: 0.2 percent flood zone.

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|-----------|---------------------|-----------|--------------------|--------|
| Mar 25, 2026 | Resale    | Grant Deed          | \$655,000 | \$360              | \$455K |
| Mar 25, 2026 | Resale    | Grant Deed          | \$655,000 | \$360              | \$455K |
| Apr 29, 2013 | Quitclaim | Quit Claim Transfer |           |                    |        |

## ASSIGNED SCHOOLS

| SCHOOL                          | LEVEL      | GRADES | DISTANCE |
|---------------------------------|------------|--------|----------|
| O.W. Erlewine Elementary School | Elementary | KG–6   | 0.2 mi   |
| Albert Einstein Middle School   | Middle     | 7–8    | 1.5 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

|                           |                            |                             |                                |                         |                        |
|---------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>112</b><br>CRIME INDEX | <b>90</b><br>AIR POLLUTION | <b>43,134</b><br>POPULATION | <b>\$77K</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>Owner occupied</b> |
|-----------|-----------------------|