

Single Family Residence **RESIDENTIAL**

2451 ROGUE RIVER DR

SACRAMENTO, CA 95826

\$453,197 TopHap Estimate · \$361 / ft² · confidence 96 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,256 ft²

LIVING AREA

0.2 ac

LOT SIZE

1969

YEAR BUILT

1

STORIES

6

ROOMS

2

PARKING

VALUATION

\$453K

\$433K low

\$473K high

Last Sale

\$210,000 · Sep 14, 2011

Est. Owner Equity

\$327,197

Loan-to-Value

29%

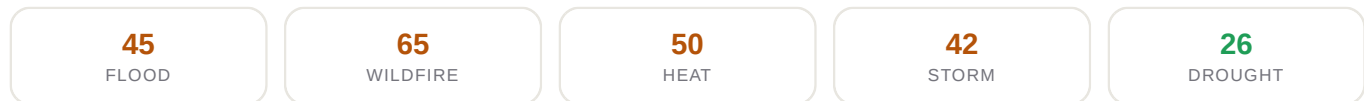
TAX & ASSESSMENT

Property Tax	\$3,266 (2025)
Assessed Value	\$269,033
Previous Assessed	\$263,758

PROPERTY FACTS

Property Type	Single Family Residence
County	SACRAMENTO
Lot (acres)	0.20
Construction	Wood (Unspecified)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Pool	Yes

CLIMATE RISK



Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Sep 9, 2011	Resale	Grant Deed	\$210,000	\$167	\$126K
Jul 20, 2009	Resale	Grant Deed	\$239,000	\$190	
May 5, 2009	Non-arms-length	Trustees Deed	\$133,000	\$106	
Mar 5, 1999	Resale	Grant Deed	\$128,500	\$102	\$127K

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	2.0 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

112 CRIME INDEX	90 AIR POLLUTION	43,134 POPULATION	\$77K MEDIAN IN-COME	61°F AVG TEMP	78% SUNSHINE
---------------------------	----------------------------	-----------------------------	--------------------------------	-------------------------	------------------------

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

OWNERSHIP

Occupancy	Absentee owner
-----------	-----------------------