

Single Family Residence **RESIDENTIAL**

2861 ROGUE RIVER CIR

WEST SACRAMENTO, CA 95691

\$719,411 TopHap Estimate · \$322 / ft² · confidence 92 · as of Jul 14, 2026



4

BEDS

2.5

BATHS

2,236 ft²

LIVING AREA

3,920 ft²

LOT SIZE

2005

YEAR BUILT

2

STORIES

8

ROOMS

2

PARKING

VALUATION

\$719K

\$659K low

\$780K high

Est. Owner Equity

\$286

Loan-to-Value

94%

TAX & ASSESSMENT

Property Tax	\$9,497 (2025)
Assessed Value	\$669,270
Previous Assessed	\$656,148

PROPERTY FACTS

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jan 17, 2007	Financing	Grant Deed			\$416K
Aug 1, 2005	Resale	Grant Deed	\$480,500	\$215	\$384K

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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