

Single Family Residence **RESIDENTIAL**

2764 ROGUE RIVER CIR

WEST SACRAMENTO, CA 95691

\$615,000 TopHap Estimate · \$275 / ft² · confidence 97 · as of Jul 14, 2026



4

BEDS

2.5

BATHS

2,236 ft²

LIVING AREA

3,920 ft²

LOT SIZE

2004

YEAR BUILT

2

STORIES

8

ROOMS

2

PARKING

VALUATION

\$615K

\$599K low

\$631K high

Last Sale

\$367,500 · Sep 23, 2004

Est. Owner Equity

\$65,538

Loan-to-Value

89%

TAX & ASSESSMENT

Property Tax	\$7,903 (2025)
Assessed Value	\$522,401
Previous Assessed	\$512,159

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	\$/FT²	LOAN
May 24, 2012	Financing	Intrafamily Transfer			\$256K
Sep 23, 2004	Quitclaim	Quit Claim Transfer			
Sep 23, 2004	Resale	Grant Deed	\$367,500	\$164	\$294K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
River City High School	High	9–12	0.4 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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