

Single Family Residence **RESIDENTIAL**

2796 ROGUE RIVER CIR

WEST SACRAMENTO, CA 95691

\$603,282 TopHap Estimate · \$259 / ft² · confidence 90 · as of Jul 14, 2026



4
BEDS

3
BATHS

2,328 ft²
LIVING AREA

0.2 ac
LOT SIZE

2005
YEAR BUILT

2
STORIES

7
ROOMS

2
PARKING

VALUATION

\$603K

\$545K low

\$661K high

Last Sale

\$293,000 · Oct 29, 2010

Est. Owner Equity

\$263,282

Loan-to-Value

56%

TAX & ASSESSMENT

Property Tax	\$6,415 (2025)
Assessed Value	\$382,877
Previous Assessed	\$375,371

PROPERTY FACTS

Property Type	Single Family Residence
County	YOLO
Lot (acres)	0.20
Heating	Yes
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Oct 5, 2010	Resale	Grant Deed	\$293,000	\$126	\$278K
Oct 5, 2010	Quitclaim	Quit Claim Transfer			
Jul 14, 2010	Foreclosure sale	Trustees Deed	\$195,900	\$84	
Jun 10, 2009	Quitclaim	Quit Claim Transfer			
Jun 6, 2005	Resale	Grant Deed	\$463,000	\$199	\$360K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
River City High School	High	9–12	0.4 mi
Stonegate Elementary School	Elementary	KG–8	0.6 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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