

Single Family Residence **RESIDENTIAL**

2805 ROGUE RIVER CIR

WEST SACRAMENTO, CA 95691

\$656,777 TopHap Estimate · \$244 / ft² · confidence 93 · as of Jul 14, 2026



4

BEDS

2.5

BATHS

2,691 ft²

LIVING AREA

0.16 ac

LOT SIZE

2005

YEAR BUILT

2

STORIES

8

ROOMS

2

PARKING

VALUATION

\$657K

\$613K low

\$700K high

Last Sale

\$239,500 · Aug 9, 2012

Est. Owner Equity

\$386,777

Loan-to-Value

42%

TAX & ASSESSMENT

Property Tax	\$5,441 (2025)
Assessed Value	\$300,811
Previous Assessed	\$294,914

PROPERTY FACTS

Property Type	Single Family Residence
County	YOLO
Lot (acres)	0.16
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Apr 1, 2020	Financing	Intrafamily Transfer			\$35K
Jul 24, 2012	Resale	Grant Deed	\$239,500	\$89	\$232K
Jun 6, 2005	Resale	Grant Deed	\$476,000	\$177	\$378K

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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