

Single Family Residence **RESIDENTIAL**

2822 ROGUE RIVER CIR

WEST SACRAMENTO, CA 95691

\$624,386 TopHap Estimate · \$279 / ft² · confidence 96 · as of Jul 14, 2026



4
BEDS

2.5
BATHS

2,236 ft²
LIVING AREA

0.11 ac
LOT SIZE

2005
YEAR BUILT

2
STORIES

9
ROOMS

2
PARKING

VALUATION

\$624K

\$602K low

\$647K high

Last Sale

\$430,000 · Nov 9, 2017

Est. Owner Equity

\$248,206

Loan-to-Value

66%

TAX & ASSESSMENT

Property Tax	\$7,574 (2025)
Assessed Value	\$499,045
Previous Assessed	\$489,261

PROPERTY FACTS

Property Type	Single Family Residence
County	YOLO
Lot (acres)	0.11
Roof	Concrete
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

CLIMATE RISK

45
FLOOD

62
WILDFIRE

50
HEAT

39
STORM

21
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Dec 10, 2020	Financing	Intrafamily Transfer			
Dec 10, 2020	Financing	Intrafamily Transfer			\$333K
Nov 7, 2017	Resale	Grant Deed	\$430,000	\$192	\$344K
Sep 26, 2005	Resale	Grant Deed	\$485,000	\$217	\$364K

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	Owner occupied
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