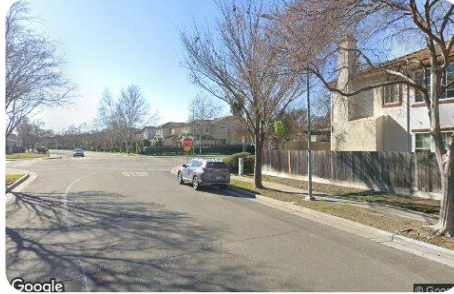


Single Family Residence **RESIDENTIAL**

2877 ROGUE RIVER CIR

WEST SACRAMENTO, CA 95691

\$599,940 TopHap Estimate · \$258 / ft² · confidence 97 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,328 ft²

LIVING AREA

0.11 ac

LOT SIZE

2005

YEAR BUILT

2

STORIES

7

ROOMS

2

PARKING

VALUATION

\$600K

\$584K low

\$616K high

Last Sale

\$235,000 · Jul 16, 2012

Est. Owner Equity

\$258,740

Loan-to-Value

60%

TAX & ASSESSMENT

Property Tax	\$6,259 (2025)
Assessed Value	\$295,159
Previous Assessed	\$289,373

PROPERTY FACTS

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jul 31, 2015	Quitclaim	Quit Claim Transfer			\$285K
Oct 16, 2014	Quitclaim	Quit Claim Transfer			
Oct 16, 2014	Quitclaim	Quit Claim Transfer			\$260K
Apr 27, 2012	Resale	Grant Deed	\$235,000	\$101	\$231K
Dec 27, 2011	Non-arms-length	Trustees Deed	\$211,455	\$91	
Aug 1, 2005	Resale	Grant Deed	\$465,500	\$200	\$419K

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
--------------------------	----------------------------	-----------------------------	--------------------------------	-------------------------	------------------------

Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
-----------	-----------------------