

Single Family Residence **RESIDENTIAL**

## 2621 ROGUE RIVER CIR

WEST SACRAMENTO, CA 95691

**\$573,394** TopHap Estimate · \$246 / ft<sup>2</sup> · confidence 94 · as of Jul 14, 2026



**4**

BEDS

**3**

BATHS

**2,328 ft<sup>2</sup>**

LIVING AREA

**0.12 ac**

LOT SIZE

**2004**

YEAR BUILT

**2**

STORIES

**7**

ROOMS

**2**

PARKING

### VALUATION

**\$573K**

\$539K low

\$608K high

Last Sale

**\$285,000 · May 31, 2013**

Est. Owner Equity

**\$368,394**

Loan-to-Value

**36%**

## TAX & ASSESSMENT

|                   |                |
|-------------------|----------------|
| Property Tax      | \$5,974 (2025) |
| Assessed Value    | \$357,962      |
| Previous Assessed | \$350,944      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | YOLO                    |
| Lot (acres)   | 0.12                    |
| Roof          | Concrete                |
| Heating       | Yes                     |
| Cooling       | Central                 |
| Fireplace     | Yes                     |
| Garage        | Garage, Attached        |
| Pool          | No                      |

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|-----------|---------------------|-----------|--------------------|--------|
| May 23, 2013 | Resale    | Grant Deed          | \$285,000 | \$122              | \$205K |
| May 23, 2013 | Quitclaim | Quit Claim Transfer |           |                    |        |
| Jan 4, 2005  | Resale    | Grant Deed          | \$420,000 | \$180              | \$336K |

## ASSIGNED SCHOOLS

| SCHOOL                      | LEVEL      | GRADES | DISTANCE |
|-----------------------------|------------|--------|----------|
| Stonegate Elementary School | Elementary | KG–8   | 0.5 mi   |
| River City High School      | High       | 9–12   | 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

|                                      |                                        |                                         |                                            |                                     |                                    |
|--------------------------------------|----------------------------------------|-----------------------------------------|--------------------------------------------|-------------------------------------|------------------------------------|
| <div>79</div> <div>CRIME INDEX</div> | <div>86</div> <div>AIR POLLUTION</div> | <div>42,114</div> <div>POPULATION</div> | <div>\$94K</div> <div>MEDIAN IN-COME</div> | <div>61°F</div> <div>AVG TEMP</div> | <div>78%</div> <div>SUNSHINE</div> |
|--------------------------------------|----------------------------------------|-----------------------------------------|--------------------------------------------|-------------------------------------|------------------------------------|

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

OWNERSHIP

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