

Single Family Residence **RESIDENTIAL**

2644 ROGUE RIVER CIR

WEST SACRAMENTO, CA 95691

\$674,334 TopHap Estimate · \$251 / ft² · confidence 97 · as of Jul 14, 2026



4

BEDS

2.5

BATHS

2,691 ft²

LIVING AREA

3,920 ft²

LOT SIZE

2004

YEAR BUILT

2

STORIES

8

ROOMS

2

PARKING

VALUATION

\$674K

\$656K low

\$692K high

Last Sale

\$395,000 · Nov 23, 2004

Est. Owner Equity

\$244,334

Loan-to-Value

61%

TAX & ASSESSMENT

Property Tax	\$8,342 (2025)
Assessed Value	\$560,926
Previous Assessed	\$549,929

PROPERTY FACTS

Property Type	Single Family Residence
County	YOLO
Lot (acres)	0.09
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jun 25, 2022	Financing	Intrafamily Transfer			
Nov 23, 2004	Quitclaim	Quit Claim Transfer			
Nov 23, 2004	Resale	Grant Deed	\$395,000	\$147	\$312K

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

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	Absentee owner
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