

Single Family Residence **RESIDENTIAL**

# 2677 ROGUE RIVER CIR

WEST SACRAMENTO, CA 95691

**\$613,585** TopHap Estimate · \$264 / ft<sup>2</sup> · confidence 93 · 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

**\$614K**

\$571K low

\$656K high

Last Sale

**\$235,000 · Sep 17, 2012**

Est. Owner Equity

**\$347,585**

Loan-to-Value

**45%**

## TAX & ASSESSMENT

|                   |                |
|-------------------|----------------|
| Property Tax      | \$5,257 (2025) |
| Assessed Value    | \$295,162      |
| Previous Assessed | \$289,375      |

## PROPERTY FACTS

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

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|-----------|---------------------|-----------|--------------------|--------|
| Apr 17, 2019 | Quitclaim | Quit Claim Transfer |           |                    |        |
| Sep 6, 2012  | Resale    | Grant Deed          | \$235,000 | \$101              | \$230K |
| Feb 17, 2005 | Resale    | Grant Deed          | \$400,000 | \$172              | \$316K |
| Dec 17, 2004 | Resale    | Grant Deed          | \$400,500 | \$172              | \$320K |

## 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

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

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

### OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|