

Single Family Residence **RESIDENTIAL**

2684 ROGUE RIVER CIR

WEST SACRAMENTO, CA 95691

\$568,208 TopHap Estimate · \$260 / ft² · confidence 89 · as of Jul 14, 2026



3

BEDS

2

BATHS

2,182 ft²

LIVING AREA

0.12 ac

LOT SIZE

2004

YEAR BUILT

2

STORIES

8

ROOMS

2

PARKING

VALUATION

\$568K

\$508K low

\$628K high

Last Sale

\$395,000 · Aug 11, 2016

Est. Owner Equity

\$568,208

TAX & ASSESSMENT

Property Tax	\$8,444 (2025)
Assessed Value	\$467,591
Previous Assessed	\$458,424

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	\$/FT²	LOAN
Jan 12, 2022	Financing	Intrafamily Transfer			
Jan 12, 2022	Financing	Intrafamily Transfer			
Aug 3, 2016	Resale	Grant Deed	\$395,000	\$181	
Apr 23, 2012	Financing	Intrafamily Transfer			
Apr 23, 2012	Quitclaim	Quit Claim Transfer			
Apr 18, 2012	Resale	Grant Deed	\$244,500	\$112	
Nov 8, 2004	Resale	Grant Deed	\$369,000	\$169	\$295K

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	Owner occupied
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