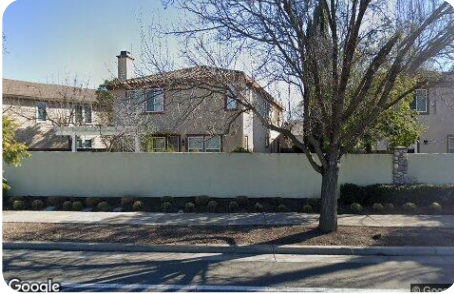


Single Family Residence **RESIDENTIAL**

2708 ROGUE RIVER CIR

WEST SACRAMENTO, CA 95691

\$611,016 TopHap Estimate · \$248 / ft² · confidence 95 · as of Jul 14, 2026



4
BEDS

3
BATHS

2,460 ft²
LIVING AREA

0.11 ac
LOT SIZE

2004
YEAR BUILT

2
STORIES

7
ROOMS

2
PARKING

VALUATION

\$611K

\$578K low

\$644K high

Last Sale

\$341,000 · Mar 20, 2014

Est. Owner Equity

\$267,810

Loan-to-Value

57%

TAX & ASSESSMENT

Property Tax	\$6,826 (2025)
Assessed Value	\$426,365
Previous Assessed	\$418,006

PROPERTY FACTS

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Dec 4, 2025	Financing	Intrafamily Transfer			
Mar 17, 2014	Resale	Grant Deed	\$341,000	\$139	\$352K
Feb 5, 2013	Quitclaim	Quit Claim Transfer			
Feb 1, 2013	Financing	Intrafamily Transfer			\$252K
Jan 25, 2006	Quitclaim	Quit Claim Transfer			
Oct 29, 2004	Resale	Grant Deed	\$381,090	\$155	\$281K

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

OWNERSHIP

Occupancy	Absentee owner
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