

Single Family Residence **RESIDENTIAL**

2716 ROGUE RIVER CIR

WEST SACRAMENTO, CA 95691

\$613,995 TopHap Estimate · \$275 / ft² · confidence 94 · as of Jul 14, 2026



4

BEDS

2.5

BATHS

2,236 ft²

LIVING AREA

3,920 ft²

LOT SIZE

2004

YEAR BUILT

2

STORIES

9

ROOMS

2

PARKING

VALUATION

\$614K

\$580K low

\$648K high

Last Sale

\$449,500 · May 15, 2019

Est. Owner Equity

\$52,592

Loan-to-Value

99%

TAX & ASSESSMENT

Property Tax	\$7,696 (2025)
Assessed Value	\$511,448
Previous Assessed	\$501,420

PROPERTY FACTS

Property Type	Single Family Residence
County	YOLO
Lot (acres)	0.09
Construction	Wood (Unspecified)
Roof	Concrete
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
May 10, 2019	Resale	Grant Deed	\$449,500	\$201	\$459K
Oct 19, 2004	Quitclaim	Quit Claim Transfer			
Oct 19, 2004	Resale	Grant Deed	\$369,100	\$165	\$295K

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	Owner occupied
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