

Single Family Residence **RESIDENTIAL**

2740 ROGUE RIVER CIR

WEST SACRAMENTO, CA 95691

\$565,089 TopHap Estimate · \$253 / ft² · confidence 92 · 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

\$565K

\$518K low

\$612K high

Last Sale

\$103,000 · Jul 17, 2014

Est. Owner Equity

\$359,321

Loan-to-Value

37%

TAX & ASSESSMENT

Property Tax	\$6,079 (2025)
Assessed Value	\$369,677
Previous Assessed	\$362,429

PROPERTY FACTS

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jul 9, 2014	Quitclaim	Quit Claim Transfer	\$103,000	\$46	\$206K
Dec 7, 2009	Resale	Grant Deed	\$245,000	\$110	\$221K
Oct 7, 2009	Non-arms-length	Trustees Deed	\$188,300	\$84	
Oct 8, 2004	Resale	Grant Deed	\$366,500	\$164	\$293K

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
--------------------------	----------------------------	-----------------------------	--------------------------------	-------------------------	------------------------

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

OWNERSHIP

Occupancy	Owner occupied
-----------	-----------------------