

Single Family Residence **RESIDENTIAL**

2748 ROGUE RIVER CIR

WEST SACRAMENTO, CA 95691

\$546,394 TopHap Estimate · \$235 / ft² · confidence 95 · as of Jul 14, 2026



4
BEDS

3
BATHS

2,328 ft²
LIVING AREA

3,920 ft²
LOT SIZE

2004
YEAR BUILT

2
STORIES

7
ROOMS

2
PARKING

VALUATION

\$546K

\$521K low

\$572K high

Last Sale

\$230,000 · Aug 2, 2012

Est. Owner Equity

\$206,394

Loan-to-Value

66%

TAX & ASSESSMENT

Property Tax	\$5,238 (2025)
Assessed Value	\$288,878
Previous Assessed	\$283,215

PROPERTY FACTS

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Oct 6, 2020	Financing	Intrafamily Transfer			\$260K
Mar 21, 2018	Quitclaim	Quit Claim Transfer			
Jul 16, 2012	Resale	Grant Deed	\$230,000	\$99	\$173K
Oct 5, 2004	Quitclaim	Quit Claim Transfer			
Oct 5, 2004	Resale	Grant Deed	\$377,000	\$162	\$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	Absentee owner
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