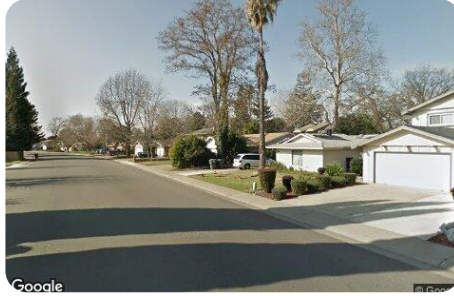


Single Family Residence **RESIDENTIAL**

2366 ROGUE RIVER DR

SACRAMENTO, CA 95826

\$631,897 TopHap Estimate · \$347 / ft² · confidence 94 · as of Jul 14, 2026



4

BEDS

2

BATHS

1,820 ft²

LIVING AREA

0.17 ac

LOT SIZE

1968

YEAR BUILT

2

STORIES

7

ROOMS

2

PARKING

VALUATION

\$632K

\$592K low

\$672K high

Last Sale

\$625,000 · May 22, 2025

Est. Owner Equity

\$131,937

Loan-to-Value

79%

TAX & ASSESSMENT

Property Tax	\$5,112 (2025)
Assessed Value	\$637,449
Previous Assessed	\$423,606

PROPERTY FACTS

Property Type	Single Family Residence
County	SACRAMENTO
Lot (acres)	0.17
Construction	Wood (Unspecified)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Pool	Yes

CLIMATE RISK

45 FLOOD	62 WILDFIRE	50 HEAT	42 STORM	26 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: 0.2 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 19, 2025	Financing	Intrafamily Transfer			
May 20, 2025	Resale	Grant Deed	\$625,000	\$343	\$500K
Aug 10, 2016	Resale	Grant Deed	\$365,000	\$201	\$358K
May 30, 2003	Resale	Grant Deed	\$317,000	\$174	\$200K
Oct 8, 1996	Recorded document	Grant Deed			
Sep 6, 1996	Recorded document	Grant Deed			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
O.W. Erlewine Elementary School	Elementary	KG–6	0.3 mi
Albert Einstein Middle School	Middle	7–8	1.5 mi
Rosemont High School	High	9–12	2.1 mi

District: Sacramento City 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 95826

112 CRIME INDEX	90 AIR POLLUTION	43,134 POPULATION	\$77K 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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