

Single Family Residence **RESIDENTIAL**

# 2580 ROGUE RIVER DR

SACRAMENTO, CA 95826

**\$436,272** TopHap Estimate · \$347 / ft<sup>2</sup> · confidence 94 · as of Jul 14, 2026



**3**

BEDS

**2**

BATHS

**1,256 ft<sup>2</sup>**

LIVING AREA

**0.14 ac**

LOT SIZE

**1964**

YEAR BUILT

**1**

STORIES

**6**

ROOMS

**2**

PARKING

## VALUATION

**\$436K**

\$411K low

\$461K high

Last Sale

**\$150,000 · Oct 5, 2012**

Est. Owner Equity

**\$203,730**

Loan-to-Value

**53%**

## TAX & ASSESSMENT

|                   |                |
|-------------------|----------------|
| Property Tax      | \$2,273 (2025) |
| Assessed Value    | \$188,271      |
| Previous Assessed | \$184,580      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | SACRAMENTO              |
| Lot (acres)   | 0.14                    |
| Construction  | Wood (Unspecified)      |
| Roof          | Composition Shingle     |
| Heating       | Central                 |
| Cooling       | Central                 |
| Fireplace     | Yes                     |
| Pool          | No                      |

## CLIMATE RISK

**43**  
FLOOD

**65**  
WILDFIRE

**50**  
HEAT

**42**  
STORM

**26**  
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                 | PRICE     | \$/FT <sup>2</sup> | LOAN  |
|--------------|-----------|----------------------|-----------|--------------------|-------|
| Mar 26, 2021 | Financing | Intrafamily Transfer |           |                    | \$84K |
| Sep 28, 2012 | Resale    | Grant Deed           | \$150,000 | \$119              |       |
| Aug 15, 2005 | Quitclaim | Quit Claim Transfer  |           |                    |       |
| Feb 21, 2003 | Resale    | Grant Deed           | \$224,000 | \$178              |       |
| Oct 16, 1995 | Quitclaim | Quit Claim Transfer  |           |                    |       |
| Jul 17, 1990 | Quitclaim | Quit Claim Transfer  |           |                    | \$65K |

## ASSIGNED SCHOOLS

| SCHOOL                          | LEVEL      | GRADES | DISTANCE |
|---------------------------------|------------|--------|----------|
| O.W. Erlewine Elementary School | Elementary | KG–6   | 0.5 mi   |
| Albert Einstein Middle School   | Middle     | 7–8    | 1.4 mi   |
| Rosemont High School            | High       | 9–12   | 2.0 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

|                           |                            |                             |                                |                         |                        |
|---------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>112</b><br>CRIME INDEX | <b>90</b><br>AIR POLLUTION | <b>43,134</b><br>POPULATION | <b>\$77K</b><br>MEDIAN IN-COME | <b>61°F</b><br>AVG TEMP | <b>78%</b><br>SUNSHINE |
|---------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

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

## OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|