

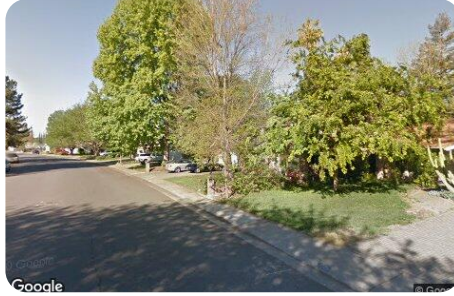
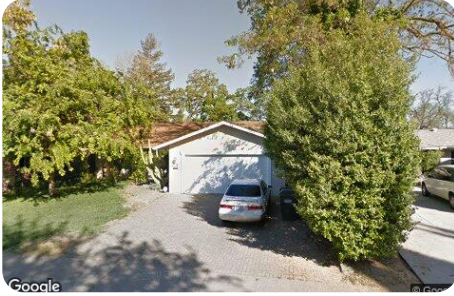
Single Family Residence

RESIDENTIAL

2378 ROGUE RIVER DR

SACRAMENTO, CA 95826

\$495,571 TopHap Estimate · \$333 / ft² · confidence 94 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,487 ft²

LIVING AREA

0.18 ac

LOT SIZE

1969

YEAR BUILT

1

STORIES

6

ROOMS

2

PARKING

VALUATION

\$496K

\$466K low

\$525K high

Last Sale

\$381,500 · Jul 31, 2017

Est. Owner Equity

\$170,255

Loan-to-Value

68%

TAX & ASSESSMENT

Property Tax	\$5,162 (2025)
Assessed Value	\$442,753
Previous Assessed	\$434,073

PROPERTY FACTS

Property Type	Single Family Residence
County	SACRAMENTO
Lot (acres)	0.18
Construction	Wood (Unspecified)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Yes

CLIMATE RISK

62
FLOOD

72
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 ²	LOAN
Dec 28, 2018	Quitclaim	Quit Claim Transfer			
Jul 28, 2017	Resale	Grant Deed	\$381,500	\$257	\$347K
Jul 15, 2003	Recorded document	Grant Deed			
Jul 15, 2003	Resale	Grant Deed	\$310,000	\$208	\$230K
Sep 25, 2002	Quitclaim	Quit Claim Transfer			\$75K
Jul 19, 2001	Quitclaim	Quit Claim Transfer			\$20K
Sep 14, 2000	Resale	Grant Deed	\$120,000	\$81	\$120K
Feb 6, 1997	Resale	Grant Deed	\$110,000	\$74	

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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