

Single Family Residence **RESIDENTIAL**

2485 ROGUE RIVER DR

SACRAMENTO, CA 95826

\$419,173 TopHap Estimate · \$230 / ft² · confidence 95 · as of Jul 14, 2026



4

BEDS

2

BATHS

1,820 ft²

LIVING AREA

0.14 ac

LOT SIZE

1964

YEAR BUILT

2

STORIES

7

ROOMS

2

PARKING

VALUATION

\$419K

\$396K low

\$442K high

Est. Owner Equity

\$241,173

Loan-to-Value

43%

TAX & ASSESSMENT

Property Tax	\$2,103 (2025)
Assessed Value	\$171,763
Previous Assessed	\$168,396

PROPERTY FACTS

Property Type	Single Family Residence
Style	Custom Design
County	SACRAMENTO
Lot (acres)	0.14
Construction	Wood (Unspecified)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Pool	Yes

CLIMATE RISK

35
FLOOD

60
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
Oct 31, 2024	Financing	Intrafamily Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
O.W. Erlewine Elementary School	Elementary	KG–6	0.4 mi
Albert Einstein Middle School	Middle	7–8	1.5 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

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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