

Single Family Residence **RESIDENTIAL**

2450 ROGUE RIVER DR

SACRAMENTO, CA 95826

\$603,640 TopHap Estimate · \$252 / ft² · confidence 95 · as of Jul 14, 2026



2
BEDS

2
BATHS

2,399 ft²
LIVING AREA

0.17 ac
LOT SIZE

2019
YEAR BUILT

1
STORIES

6
ROOMS

2
PARKING

VALUATION

\$604K

\$576K low

\$631K high

Est. Owner Equity

\$542,840

Loan-to-Value

10%

TAX & ASSESSMENT

Property Tax	\$2,525 (2025)
Assessed Value	\$208,948
Previous Assessed	\$204,852

PROPERTY FACTS

Property Type	Single Family Residence
County	SACRAMENTO
Lot (acres)	0.17
Construction	Wood (Unspecified)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Pool	No

CLIMATE RISK

45
FLOOD

70
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	\$/FT²	LOAN
Nov 12, 2009	Quitclaim	Quit Claim Transfer			
Jun 28, 1991	Quitclaim	Quit Claim Transfer			\$59K

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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