

Single Family Residence **RESIDENTIAL**

2349 ROGUE RIVER DR

SACRAMENTO, CA 95826

\$460,091 TopHap Estimate · \$339 / ft² · confidence 95 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,356 ft²

LIVING AREA

0.26 ac

LOT SIZE

1969

YEAR BUILT

1

STORIES

6

ROOMS

2

PARKING

VALUATION

\$460K

\$439K low

\$481K high

Last Sale

\$135,500 · Aug 25, 1999

Est. Owner Equity

\$404,691

Loan-to-Value

11%

TAX & ASSESSMENT

Property Tax	\$2,557 (2025)
Assessed Value	\$212,247
Previous Assessed	\$208,086

PROPERTY FACTS

Property Type	Single Family Residence
County	SACRAMENTO
Lot (acres)	0.26
Construction	Wood (Unspecified)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Pool	No

CLIMATE RISK

45
FLOOD

62
WILDFIRE

50
HEAT

42
STORM

26
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: 0.2 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 23, 2020	Quitclaim	Quit Claim Transfer			
Oct 16, 2014	Recorded document	Affidavit Of Death			
Aug 25, 1999	Resale	Grant Deed	\$135,500	\$100	\$55K
Sep 1, 1988	Non-arms-length	Grant Deed	\$23,000	\$17	
Mar 4, 1988	Non-arms-length	Grant Deed	\$97,000	\$72	\$8K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
O.W. Erlewine Elementary School	Elementary	KG–6	0.2 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

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

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

OWNERSHIP

Occupancy	Owner occupied
-----------	----------------