

Single Family Residence **RESIDENTIAL**

2540 ROGUE RIVER DR

SACRAMENTO, CA 95826

\$615,200 TopHap Estimate · \$338 / ft² · confidence 91 · as of Jul 14, 2026



4
BEDS

2
BATHS

1,820 ft²
LIVING AREA

0.16 ac
LOT SIZE

1964
YEAR BUILT

2
STORIES

7
ROOMS

2
PARKING

VALUATION

\$615K

\$557K low

\$673K high

Last Sale

\$600,000 · Jun 23, 2023

Est. Owner Equity

\$112,914

Loan-to-Value

85%

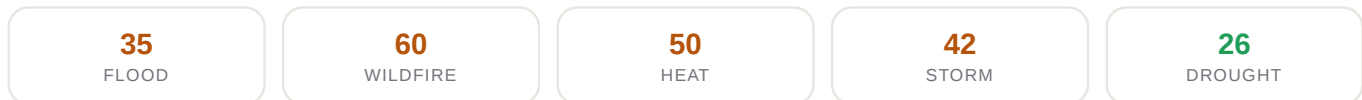
TAX & ASSESSMENT

Property Tax	\$7,372 (2025)
Assessed Value	\$636,723
Previous Assessed	\$624,239

PROPERTY FACTS

Property Type	Single Family Residence
County	SACRAMENTO
Lot (acres)	0.16
Construction	Wood (Unspecified)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Yes

CLIMATE RISK



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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jun 16, 2023	Resale	Grant Deed	\$600,000	\$330	\$561K
Jul 19, 2018	Resale	Grant Deed	\$440,000	\$242	\$21K
Jul 8, 2014	Resale	Grant Deed	\$320,000	\$176	\$256K
Apr 3, 2014	Quitclaim	Quit Claim Transfer			
Mar 6, 2014	Non-arms-length	Grant Deed	\$255,000	\$140	\$200K
May 24, 2013	Quitclaim	Quit Claim Transfer			\$180K
Mar 24, 2009	Resale	Grant Deed	\$235,000	\$129	\$188K
Nov 23, 2005	Resale	Grant Deed	\$446,000	\$245	\$357K
Sep 2, 2004	Resale	Grant Deed	\$333,000	\$183	\$266K
Sep 2, 2004	Quitclaim	Quit Claim Transfer			
Sep 23, 2003	Quitclaim	Quit Claim Transfer			\$180K

Dec 1, 1998	Quitclaim	Quit Claim Transfer	\$105K
Jun 8, 1993	Quitclaim	Quit Claim Transfer	\$101K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
O.W. Erlewine Elementary School	Elementary	KG–6	0.4 mi
Albert Einstein Middle School	Middle	7–8	1.4 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
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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