

Single Family Residence **RESIDENTIAL**

2813 ROGUE RIVER CIR

WEST SACRAMENTO, CA 95691

\$647,565 TopHap Estimate · \$278 / ft² · confidence 94 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,328 ft²

LIVING AREA

3,920 ft²

LOT SIZE

2005

YEAR BUILT

2

STORIES

7

ROOMS

2

PARKING

VALUATION

\$648K

\$611K low

\$684K high

Last Sale

\$262,000 · Aug 24, 2009

Est. Owner Equity

\$300,355

Loan-to-Value

56%

TAX & ASSESSMENT

Property Tax	\$5,869 (2025)
Assessed Value	\$344,123
Previous Assessed	\$337,377

PROPERTY FACTS

Property Type	Single Family Residence
County	YOLO
Lot (acres)	0.09
Roof	Concrete
Heating	Yes
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Patio · 2 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Oct 26, 2021	Financing	Intrafamily Transfer			\$340K
Jul 11, 2009	Resale	Grant Deed	\$262,000	\$113	\$254K
Feb 11, 2009	Non-arms-length	Trustees Deed	\$275,868	\$119	
Jul 27, 2007	Resale	Grant Deed	\$428,000	\$184	\$342K
Jul 27, 2007	Quitclaim	Quit Claim Transfer			
Jul 13, 2005	Resale	Grant Deed	\$489,500	\$210	\$391K
Jul 13, 2005	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
River City High School	High	9–12	0.4 mi
Stonegate Elementary School	Elementary	KG–8	0.6 mi

District: Washington 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 95691

79 CRIME INDEX	86 AIR POLLUTION	42,114 POPULATION	\$94K 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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