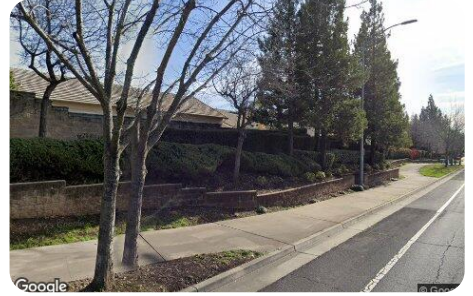
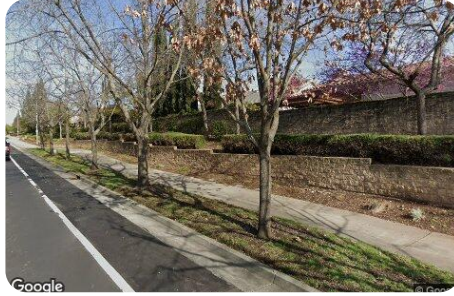


Single Family Residence **RESIDENTIAL**

117 WOLF RIVER CT

ROSEVILLE, CA 95661

\$1,227,864 TopHap Estimate · \$388 / ft² · confidence 86 · as of Jul 14, 2026



3
BEDS

3
BATHS

3,164 ft²
LIVING AREA

0.34 ac
LOT SIZE

2001
YEAR BUILT

2
PARKING

VALUATION

\$1.2M

\$1.1M low

\$1.4M high

Last Sale

\$1,250,000 · Nov 19, 2024

Est. Owner Equity

\$258,864

Loan-to-Value

80%

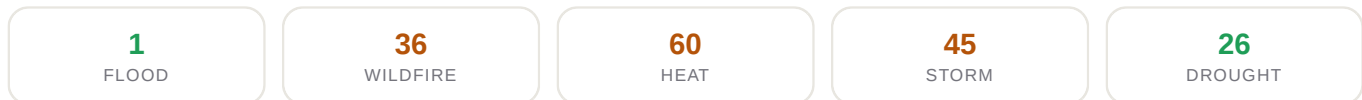
TAX & ASSESSMENT

Property Tax	\$14,531 (2025)
Assessed Value	\$1,275,000
Previous Assessed	\$1,250,000

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	PLACER
Lot (acres)	0.34
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Spa/Hot Tub (Only)

CLIMATE RISK



Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Nov 15, 2024	Resale	Grant Deed	\$1,250,000	\$395	\$969K
Nov 3, 2020	Financing	Intrafamily Transfer			\$730K
Mar 28, 2019	Resale	Grant Deed	\$915,000	\$289	\$732K
May 26, 2017	Resale	Grant Deed	\$755,500	\$239	\$604K
Jul 10, 2007	Resale	Grant Deed	\$755,000	\$239	\$566K
Nov 1, 2005	Quitclaim	Quit Claim Transfer			\$328K
Apr 16, 2004	Resale	Grant Deed	\$640,000	\$202	\$512K
Mar 31, 2003	Resale	Grant Deed	\$500,000	\$158	\$310K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Stoneridge Elementary School	Elementary	KG–5	0.6 mi
Eich Middle School	Middle	6–8	2.1 mi
Oakmont High School	High	9–12	2.6 mi

District: Roseville City Elementary 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 95661

67 CRIME INDEX	84 AIR POLLUTION	35,720 POPULATION	\$109K MEDIAN IN-COME	61°F AVG TEMP	78% SUNSHINE
-------------------	---------------------	----------------------	--------------------------	------------------	-----------------

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

OWNERSHIP

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