

Single Family Residence **RESIDENTIAL**

3185 RIVER BANK CT

ROSEVILLE, CA 95747

\$1,154,944 TopHap Estimate · \$276 / ft² · confidence 92 · as of Jul 14, 2026

4
BEDS

3.5
BATHS

4,181 ft²
LIVING AREA

0.32 ac
LOT SIZE

2009
YEAR BUILT

4
PARKING

VALUATION

\$1.2M

\$1.1M low

\$1.3M high

Last Sale

\$1,150,000 · Nov 4, 2025

Est. Owner Equity

\$1,154,944

TAX & ASSESSMENT

Property Tax

\$7,829 (2025)

Assessed Value

\$1,150,000

Previous Assessed

\$764,454

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	PLACER
Lot (acres)	0.32
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	In-Ground Pool

CLIMATE RISK

10 FLOOD	73 WILDFIRE	57 HEAT	47 STORM	26 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Oct 31, 2025	Resale	Grant Deed	\$1,150,000	\$275	
Jun 22, 2020	Resale	Grant Deed	\$699,000	\$167	\$699K
Feb 16, 2009	Resale	Grant Deed	\$515,000	\$123	\$506K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Creekview Ranch K-8 School	Elementary	KG–8	0.9 mi
Oakmont High School	High	9–12	4.3 mi

District: Roseville Joint Union High 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 95747

47 CRIME INDEX	85 AIR POLLUTION	80,171 POPULATION	\$128K MEDIAN IN-COME	61°F AVG TEMP	78% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Absentee owner
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