

Single Family Residence **RESIDENTIAL**

264 SNOWY RIVER CT

ROSEVILLE, CA 95747

\$584,066 TopHap Estimate · \$438 / ft² · confidence 97 · as of Jul 14, 2026



2
BEDS

2
BATHS

1,334 ft²
LIVING AREA

0.15 ac
LOT SIZE

1998
YEAR BUILT

2
PARKING

VALUATION

\$584K

\$565K low

\$603K high

Last Sale

\$550,000 · Apr 14, 2022

Est. Owner Equity

\$584,066

TAX & ASSESSMENT

Property Tax	\$354 (2025)
Assessed Value	\$38,692
Previous Assessed	\$37,934

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	PLACER
Lot (acres)	0.15
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Pool	No

CLIMATE RISK

1 FLOOD	68 WILDFIRE	58 HEAT	45 STORM	14 DROUGHT
------------	----------------	------------	-------------	---------------

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Mar 31, 2022	Resale	Grant Deed	\$550,000	\$412	
Feb 14, 2013	Recorded document	Affidavit Of Death			
Jul 24, 2009	Resale	Grant Deed	\$269,000	\$202	
Jul 24, 2000	Quitclaim	Quit Claim Transfer			
Aug 31, 1998	Resale	Grant Deed	\$190,000	\$142	\$100K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Blue Oaks Elementary School	Elementary	KG–5	0.5 mi
Cooley Middle School	Middle	6–8	0.6 mi
Woodcreek High School	High	9–12	1.9 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 95747

47 CRIME INDEX	85 AIR POLLUTION	80,171 POPULATION	\$128K MEDIAN IN-COME	61°F AVG TEMP	78% SUNSHINE
--------------------------	----------------------------	-----------------------------	---------------------------------	-------------------------	------------------------

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

OWNERSHIP

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