

Single Family Residence

RESIDENTIAL

3180 RIVER BANK CT

ROSEVILLE, CA 95747

\$1,049,209 TopHap Estimate · \$249 / ft² · confidence 95 · as of Jul 14, 2026



4

BEDS

3.5

BATHS

4,207 ft²

LIVING AREA

0.33 ac

LOT SIZE

2009

YEAR BUILT

4

PARKING

VALUATION

\$1M

\$994K low

\$1.1M high

Last Sale

\$752,500 · Jan 23, 2018

Est. Owner Equity

\$19,109

Loan-to-Value

96%

TAX & ASSESSMENT

Property Tax	\$10,646 (2025)
Assessed Value	\$873,335
Previous Assessed	\$856,211

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	PLACER
Lot (acres)	0.33
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	In-Ground Pool

CLIMATE RISK

1
FLOOD

77
WILDFIRE

26
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Dec 2, 2021	Financing	Intrafamily Transfer			\$577K
Jan 22, 2018	Resale	Grant Deed	\$752,500	\$179	\$453K
Jul 25, 2014	Resale	Grant Deed	\$580,000	\$138	\$464K
Feb 16, 2009	Resale	Grant Deed	\$515,000	\$122	\$498K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Creekview Ranch K-8 School	Elementary	KG–8	0.8 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	Owner occupied
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