

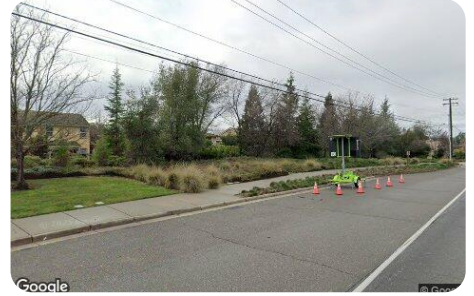
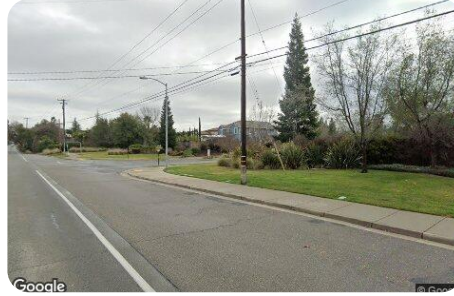
Single Family Residence

RESIDENTIAL

3170 RIVER BANK CT

ROSEVILLE, CA 95747

\$920,902 TopHap Estimate · \$249 / ft² · confidence 96 · as of Jul 14, 2026



5

BEDS

4

BATHS

3,696 ft²

LIVING AREA

0.42 ac

LOT SIZE

2009

YEAR BUILT

2

PARKING

VALUATION

\$921K

\$885K low

\$956K high

Last Sale

\$840,000 · May 28, 2021

Est. Owner Equity

\$332,902

Loan-to-Value

61%

TAX & ASSESSMENT

Property Tax	\$11,170 (2025)
Assessed Value	\$927,426
Previous Assessed	\$909,242

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	PLACER
Lot (acres)	0.41
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Spa/Hot Tub (Only)

CLIMATE RISK

1
FLOOD

76
WILDFIRE

26
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Aug 7, 2025	Financing	Intrafamily Transfer			
May 21, 2021	Resale	Grant Deed	\$840,000	\$227	\$588K
Oct 22, 2009	Resale	Grant Deed	\$474,000	\$128	\$244K

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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