

Single Family Residence **RESIDENTIAL**

217 SNOWY RIVER CT

ROSEVILLE, CA 95747

\$704,433 TopHap Estimate · \$377 / ft² · confidence 94 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,869 ft²

LIVING AREA

0.15 ac

LOT SIZE

1998

YEAR BUILT

2

PARKING

VALUATION

\$704K

\$663K low

\$746K high

Last Sale

\$425,000 · Apr 1, 2016

Est. Owner Equity

\$364,433

Loan-to-Value

48%

TAX & ASSESSMENT

Property Tax	\$5,145 (2025)
Assessed Value	\$513,167
Previous Assessed	\$503,106

PROPERTY FACTS

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

CLIMATE RISK

1
FLOOD

64
WILDFIRE

58
HEAT

45
STORM

14
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Oct 17, 2016	Quitclaim	Quit Claim Transfer			
Mar 28, 2016	Resale	Grant Deed	\$425,000	\$227	\$340K
Nov 15, 2007	Resale	Grant Deed	\$412,500	\$221	
Oct 29, 2007	Quitclaim	Quit Claim Transfer			
Aug 4, 2006	Quitclaim	Quit Claim Transfer			
Aug 4, 2006	Recorded document	Affidavit Of Death			
Apr 25, 2002	Quitclaim	Quit Claim Transfer			
Sep 25, 1998	Resale	Grant Deed	\$236,454	\$127	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Blue Oaks Elementary School	Elementary	KG–5	0.4 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
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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