

Single Family Residence **RESIDENTIAL**

249 SNOWY RIVER CT

ROSEVILLE, CA 95747

\$495,911 TopHap Estimate · \$369 / ft² · confidence 89 · as of Jul 14, 2026



2
BEDS

2
BATHS

1,343 ft²
LIVING AREA

0.12 ac
LOT SIZE

1998
YEAR BUILT

2
PARKING

VALUATION

\$496K

\$442K low

\$550K high

Last Sale

\$495,000 · Apr 15, 2026

Est. Owner Equity

\$495,911

TAX & ASSESSMENT

Property Tax	\$4,255 (2025)
Assessed Value	\$495,000
Previous Assessed	\$416,644

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	PLACER
Lot (acres)	0.12
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK

1 FLOOD	65 WILDFIRE	58 HEAT	45 STORM	14 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Apr 3, 2026	Resale	Grant Deed	\$495,000	\$369	\$210K
Apr 9, 2026	Financing	Affidavit Death Of Trustee/Successor Trustee			
Mar 13, 2018	Quitclaim	Quit Claim Transfer			
Jul 15, 2016	Resale	Grant Deed	\$359,000	\$267	\$327K
Jul 22, 2003	Quitclaim	Quit Claim Transfer			
Jul 28, 1998	Resale	Grant Deed	\$171,500	\$128	\$110K

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
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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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