

Single Family Residence **RESIDENTIAL**

# 241 SNOWY RIVER CT

ROSEVILLE, CA 95747

**\$539,642** TopHap Estimate · \$366 / ft<sup>2</sup> · confidence 89 · as of Jul 14, 2026



**3**

BEDS

**2**

BATHS

**1,476 ft<sup>2</sup>**

LIVING AREA

**0.12 ac**

LOT SIZE

**1998**

YEAR BUILT

**2**

PARKING

## VALUATION

**\$540K**

\$481K low

\$598K high

Last Sale

**\$535,000 · Jun 30, 2025**

Est. Owner Equity

**\$33,992**

Loan-to-Value

**94%**

## TAX & ASSESSMENT

|                   |                |
|-------------------|----------------|
| Property Tax      | \$4,536 (2025) |
| Assessed Value    | \$388,394      |
| Previous Assessed | \$443,918      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Cape Cod                |
| County        | PLACER                  |
| Lot (acres)   | 0.12                    |
| Construction  | Frame (Unspecified)     |
| Heating       | Central                 |
| Cooling       | Central                 |
| Pool          | No                      |

## CLIMATE RISK

|            |                |            |             |               |
|------------|----------------|------------|-------------|---------------|
| 1<br>FLOOD | 65<br>WILDFIRE | 58<br>HEAT | 45<br>STORM | 14<br>DROUGHT |
|------------|----------------|------------|-------------|---------------|

Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE         | TYPE              | DEED                | PRICE     | \$/FT² | LOAN   |
|--------------|-------------------|---------------------|-----------|--------|--------|
| May 7, 2026  | Financing         | Mortgage            |           |        | \$506K |
| Jun 25, 2025 | Resale            | Grant Deed          | \$535,000 | \$362  | \$502K |
| Jul 26, 2016 | Quitclaim         | Quit Claim Transfer |           |        |        |
| Dec 10, 2015 | Resale            | Grant Deed          | \$375,000 | \$254  | \$75K  |
| Dec 11, 2015 | Recorded document | Affidavit Of Death  |           |        |        |
| Jan 10, 2000 | Quitclaim         | Quit Claim Transfer |           |        |        |
| Sep 14, 1998 | Resale            | Grant Deed          | \$198,000 | \$134  |        |

## 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

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

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

OWNERSHIP

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