

Single Family Residence **RESIDENTIAL**

248 SNOWY RIVER CT

ROSEVILLE, CA 95747

\$516,369 TopHap Estimate · \$431 / ft² · confidence 96 · as of Jul 14, 2026



2
BEDS

2
BATHS

1,198 ft²
LIVING AREA

0.14 ac
LOT SIZE

1998
YEAR BUILT

2
PARKING

VALUATION

\$516K

\$496K low

\$537K high

Last Sale

\$365,000 · Oct 13, 2017

Est. Owner Equity

\$234,369

Loan-to-Value

54%

TAX & ASSESSMENT

Property Tax	\$4,241 (2025)
Assessed Value	\$423,606
Previous Assessed	\$415,301

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	PLACER
Lot (acres)	0.14
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Pool	No

CLIMATE RISK

1 FLOOD	66 WILDFIRE	58 HEAT	45 STORM	14 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Oct 11, 2017	Resale	Grant Deed	\$365,000	\$305	\$292K
Oct 8, 2007	Quitclaim	Quit Claim Transfer			
Oct 8, 2007	Quitclaim	Quit Claim Transfer			
Jun 7, 2002	Quitclaim	Quit Claim Transfer			
Jan 29, 1999	Quitclaim	Quit Claim Transfer			
Jan 29, 1999	Quitclaim	Quit Claim Transfer			
Jan 29, 1999	Quitclaim	Quit Claim Transfer			
Jan 29, 1999	Quitclaim	Quit Claim Transfer			
Jan 29, 1999	Quitclaim	Quit Claim Transfer			
Jan 29, 1999	Quitclaim	Quit Claim Transfer			
Dec 17, 1998	Resale	Grant Deed	\$153,500	\$128	

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

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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