

Single Family Residence **RESIDENTIAL**

256 SNOWY RIVER CT

ROSEVILLE, CA 95747

\$594,841 TopHap Estimate · \$403 / ft² · confidence 97 · as of Jul 14, 2026



2
BEDS

2
BATHS

1,476 ft²
LIVING AREA

0.14 ac
LOT SIZE

1998
YEAR BUILT

2
PARKING

VALUATION

\$595K

\$575K low

\$615K high

Last Sale

\$249,000 · Apr 3, 2012

Est. Owner Equity

\$594,841

TAX & ASSESSMENT

Property Tax	\$3,185 (2025)
Assessed Value	\$319,000
Previous Assessed	\$312,746

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
Apr 2, 2012	Recorded document	Affidavit Of Death			
Apr 2, 2012	Resale	Grant Deed	\$249,000	\$169	
Dec 21, 1998	Resale	Grant Deed	\$200,000	\$136	\$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

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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