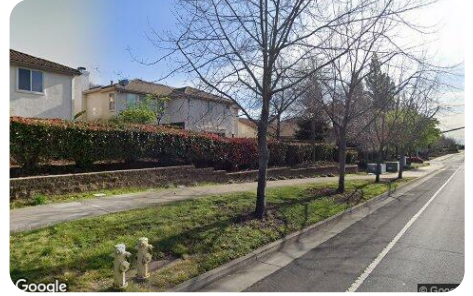


Single Family Residence **RESIDENTIAL**

100 WOLF RIVER CT

ROSEVILLE, CA 95661

\$945,994 TopHap Estimate · \$299 / ft² · confidence 91 · as of Jul 14, 2026



3

BEDS

3

BATHS

3,162 ft²

LIVING AREA

0.19 ac

LOT SIZE

2003

YEAR BUILT

2

PARKING

VALUATION

\$946K

\$862K low

\$1M high

Last Sale

\$469,500 · Mar 31, 2004

Est. Owner Equity

\$461,481

Loan-to-Value

50%

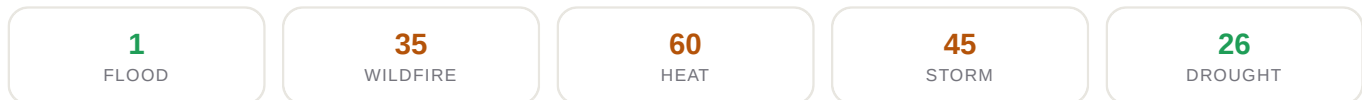
TAX & ASSESSMENT

Property Tax	\$8,952 (2025)
Assessed Value	\$729,604
Previous Assessed	\$715,299

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	PLACER
Lot (acres)	0.20
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Spa/Hot Tub (Only)

CLIMATE RISK



Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Apr 2, 2004	Recorded document	Grant Deed			
Mar 31, 2004	Recorded document	Grant Deed			
Mar 31, 2004	Resale	Grant Deed	\$469,500	\$148	\$376K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Stoneridge Elementary School	Elementary	KG–5	0.6 mi
Eich Middle School	Middle	6–8	2.0 mi
Oakmont High School	High	9–12	2.6 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 95661

67 CRIME INDEX	84 AIR POLLUTION	35,720 POPULATION	\$109K 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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