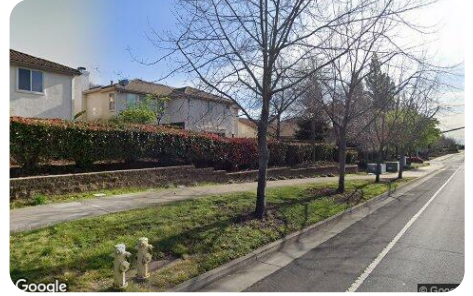


Single Family Residence **RESIDENTIAL**

116 WOLF RIVER CT

ROSEVILLE, CA 95661

\$1,076,824 TopHap Estimate · \$309 / ft² · confidence 97 · as of Jul 14, 2026



5
BEDS

3.5
BATHS

3,489 ft²
LIVING AREA

0.23 ac
LOT SIZE

2003
YEAR BUILT

2
PARKING

VALUATION

\$1.1M

\$1M low

\$1.1M high

Last Sale

\$1,078,000 · Jun 26, 2026

Est. Owner Equity

\$246,764

Loan-to-Value

77%

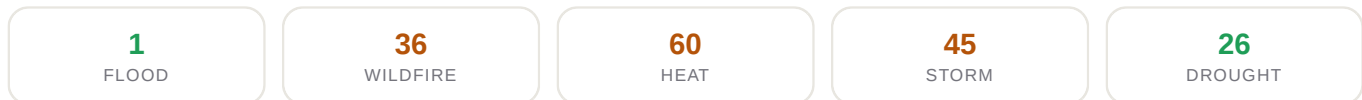
TAX & ASSESSMENT

Property Tax	\$8,761 (2025)
Assessed Value	\$703,574
Previous Assessed	\$689,779

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	PLACER
Lot (acres)	0.23
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK



Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jun 19, 2026	Resale	Grant Deed	\$1,078,000	\$309	\$830K
Apr 14, 2017	Quitclaim	Quit Claim Transfer			
Apr 22, 2009	Resale	Grant Deed	\$524,000	\$150	\$417K
Jan 23, 2004	Resale	Grant Deed	\$461,000	\$132	\$368K

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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