

Single Family Residence **RESIDENTIAL**

272 SNOWY RIVER CT

ROSEVILLE, CA 95747

\$552,730 TopHap Estimate · \$414 / ft² · confidence 96 · as of Jul 14, 2026



2
BEDS

2
BATHS

1,334 ft²
LIVING AREA

0.17 ac
LOT SIZE

1998
YEAR BUILT

2
PARKING

VALUATION

\$553K

\$532K low

\$573K high

Last Sale

\$361,500 · Aug 3, 2006

Est. Owner Equity

\$502,730

Loan-to-Value

9%

TAX & ASSESSMENT

Property Tax	\$3,318 (2025)
Assessed Value	\$503,878
Previous Assessed	\$493,999

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	PLACER
Lot (acres)	0.17
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK

1
FLOOD

67
WILDFIRE

58
HEAT

45
STORM

14
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jul 31, 2006	Recorded document	Affidavit Of Death			
Jul 25, 2006	Resale	Grant Deed	\$361,500	\$271	
Aug 7, 1998	Resale	Grant Deed	\$182,000	\$136	

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	Absentee owner
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