

Single Family Residence **RESIDENTIAL**

225 SNOWY RIVER CT

ROSEVILLE, CA 95747

\$637,910 TopHap Estimate · \$404 / ft² · confidence 97 · as of Jul 14, 2026



2
BEDS

2
BATHS

1,578 ft²
LIVING AREA

0.15 ac
LOT SIZE

1998
YEAR BUILT

2
PARKING

VALUATION

\$638K

\$616K low

\$660K high

Last Sale

\$300,000 · Apr 11, 2013

Est. Owner Equity

\$437,910

Loan-to-Value

30%

TAX & ASSESSMENT

Property Tax	\$3,840 (2025)
Assessed Value	\$376,804
Previous Assessed	\$369,416

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	PLACER
Lot (acres)	0.15
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK

1
FLOOD

64
WILDFIRE

58
HEAT

45
STORM

14
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Apr 4, 2013	Quitclaim	Quit Claim Transfer			
Apr 4, 2013	Resale	Grant Deed	\$300,000	\$190	\$200K
Mar 9, 2012	Resale	Grant Deed	\$268,000	\$170	\$160K
Jun 15, 2007	Quitclaim	Quit Claim Transfer			
Jan 26, 2007	Resale	Grant Deed	\$340,000	\$215	\$150K
Jan 31, 2007	Recorded document	Grant Deed			
Feb 25, 2002	Quitclaim	Quit Claim Transfer			
Dec 5, 2001	Quitclaim	Quit Claim Transfer			\$153K
Oct 26, 2001	Quitclaim	Quit Claim Transfer			
Mar 15, 2000	Resale	Grant Deed	\$232,000	\$147	\$150K
Oct 8, 1998	Resale	Grant Deed	\$205,000	\$130	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Blue Oaks Elementary School	Elementary	KG–5	0.4 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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