

Single Family Residence **RESIDENTIAL**

240 SNOWY RIVER CT

ROSEVILLE, CA 95747

\$602,519 TopHap Estimate · \$408 / ft² · confidence 94 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,476 ft²

LIVING AREA

0.13 ac

LOT SIZE

1998

YEAR BUILT

2

PARKING

VALUATION

\$603K

\$567K low

\$638K high

Last Sale

\$236,000 · Nov 8, 2001

Est. Owner Equity

\$517,014

Loan-to-Value

14%

TAX & ASSESSMENT

Property Tax	\$3,619 (2025)
Assessed Value	\$354,842
Previous Assessed	\$347,885

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	PLACER
Lot (acres)	0.13
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Pool	No

CLIMATE RISK

1 FLOOD	65 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
Oct 25, 2016	Quitclaim	Quit Claim Transfer			
Nov 8, 2001	Resale	Grant Deed	\$236,000	\$160	\$86K
Aug 7, 1998	Resale	Grant Deed	\$200,500	\$136	\$50K

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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