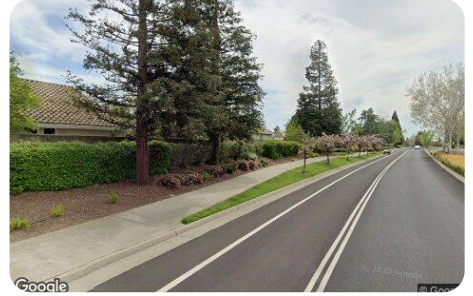
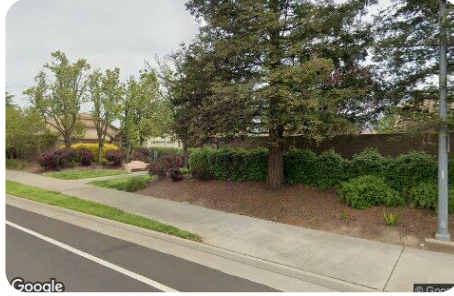


Single Family Residence **RESIDENTIAL**

265 SNOWY RIVER CT

ROSEVILLE, CA 95747

\$553,016 TopHap Estimate · \$375 / ft² · confidence 91 · as of Jul 14, 2026



3
BEDS

2
BATHS

1,476 ft²
LIVING AREA

0.14 ac
LOT SIZE

1999
YEAR BUILT

2
PARKING

VALUATION

\$553K

\$503K low

\$603K high

Last Sale

\$552,000 · Apr 17, 2026

Est. Owner Equity

\$248,016

Loan-to-Value

55%

TAX & ASSESSMENT

Property Tax	\$3,210 (2025)
Assessed Value	\$321,506
Previous Assessed	\$315,202

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	PLACER
Lot (acres)	0.14
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Pool	No

CLIMATE RISK

1 FLOOD	68 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
Apr 8, 2026	Resale	Grant Deed	\$552,000	\$374	\$305K
Feb 26, 1999	Resale	Grant Deed	\$204,000	\$138	\$75K

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.

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 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.

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 OWNERSHIP

Occupancy	Owner occupied
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