

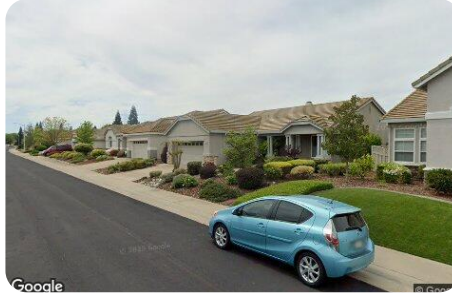
Single Family Residence

RESIDENTIAL

7091 COPE RIDGE WAY

ROSEVILLE, CA 95747

\$736,714 TopHap Estimate · \$354 / ft² · confidence 95 · as of Jul 14, 2026



2

BEDS

2

BATHS

2,083 ft²

LIVING AREA

0.14 ac

LOT SIZE

1998

YEAR BUILT

2

PARKING

VALUATION

\$737K

\$698K low

\$775K high

Last Sale

\$475,000 · Oct 26, 2017

Est. Owner Equity

\$311,714

Loan-to-Value

54%

TAX & ASSESSMENT

Property Tax	\$5,530 (2025)
Assessed Value	\$551,272
Previous Assessed	\$540,464

PROPERTY FACTS

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

CLIMATE RISK

1
FLOOD

64
WILDFIRE

59
HEAT

45
STORM

14
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jul 1, 2023	Financing	Intrafamily Transfer			\$425K
Oct 4, 2017	Recorded document	Affidavit Of Death			
Oct 20, 2017	Resale	Grant Deed	\$475,000	\$228	\$333K
Dec 2, 2015	Recorded document	Affidavit Of Death			
Dec 2, 2015	Resale	Grant Deed	\$442,500	\$212	
Jul 10, 2003	Quitclaim	Quit Claim Transfer			
Jul 10, 2003	Quitclaim	Quit Claim Transfer			
Jan 30, 2003	Quitclaim	Quit Claim Transfer			
Nov 6, 1998	Resale	Grant Deed	\$284,500	\$137	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Blue Oaks Elementary School	Elementary	KG–5	0.4 mi
Cooley Middle School	Middle	6–8	0.5 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	Owner occupied
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