

Single Family Residence **RESIDENTIAL**

740 ROSE CREEK CT

ROSEVILLE, CA 95747

\$787,032 TopHap Estimate · \$344 / ft² · confidence 96 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

2,287 ft²

LIVING AREA

0.18 ac

LOT SIZE

1998

YEAR BUILT

2

PARKING

VALUATION

\$787K

\$759K low

\$815K high

Last Sale

\$378,500 · May 26, 1998

Est. Owner Equity

\$667,032

Loan-to-Value

14%

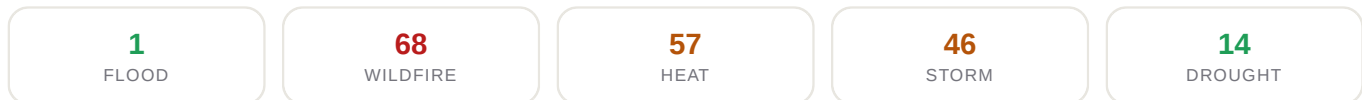
TAX & ASSESSMENT

Property Tax	\$6,229 (2025)
Assessed Value	\$605,997
Previous Assessed	\$594,116

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	PLACER
Lot (acres)	0.18
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK



Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
May 1, 2001	Quitclaim	Quit Claim Transfer			
Apr 30, 2001	Quitclaim	Quit Claim Transfer			\$120K
Oct 6, 1998	Quitclaim	Quit Claim Transfer			
May 26, 1998	Resale	Grant Deed	\$378,500	\$166	\$100K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Quail Glen Elementary School	Elementary	KG–5	0.7 mi
Woodcreek High School	High	9–12	1.0 mi
Silverado Middle School	Middle	6–8	1.5 mi

District: Dry Creek Joint 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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