

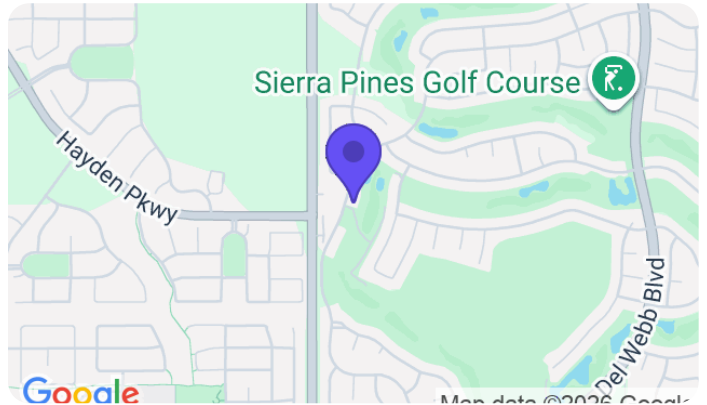
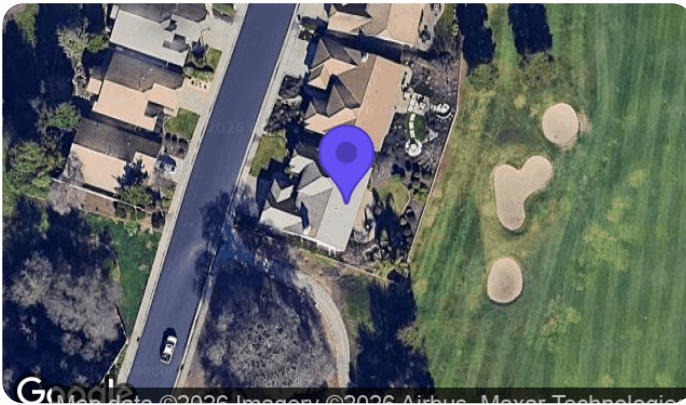
Single Family Residence

RESIDENTIAL

7308 TIMBERROSE WAY

ROSEVILLE, CA 95747

\$818,931 TopHap Estimate · \$358 / ft² · confidence 94 · as of Jul 14, 2026



3
BEDS

3
BATHS

2,287 ft²
LIVING AREA

0.22 ac
LOT SIZE

1996
YEAR BUILT

2
PARKING

VALUATION

\$819K

\$773K low

\$865K high

Last Sale

\$819,500 · Jun 4, 2026

Est. Owner Equity

\$818,931

TAX & ASSESSMENT

Property Tax	\$5,415 (2025)
Assessed Value	\$539,895
Previous Assessed	\$529,309

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	PLACER
Lot (acres)	0.22
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK

1
FLOOD

73
WILDFIRE

58
HEAT

45
STORM

14
DROUGHT

Scores 0–100; higher = greater projected risk.

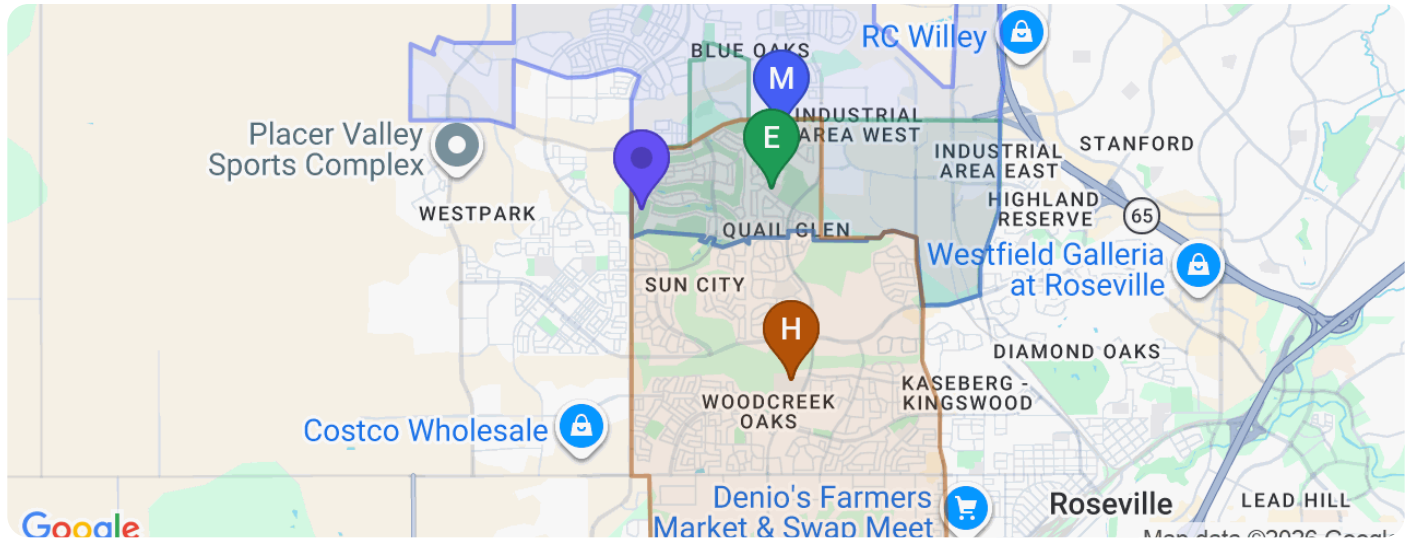
TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
May 28, 2026	Resale	Grant Deed	\$819,500	\$358	\$270K
May 29, 2026	Financing	Affidavit Death Of Trustee/Successor Trustee			
Aug 10, 1999	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Blue Oaks Elementary School	Elementary	KG–5	1.1 mi
Cooley Middle School	Middle	6–8	1.4 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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