

Single Family Residence

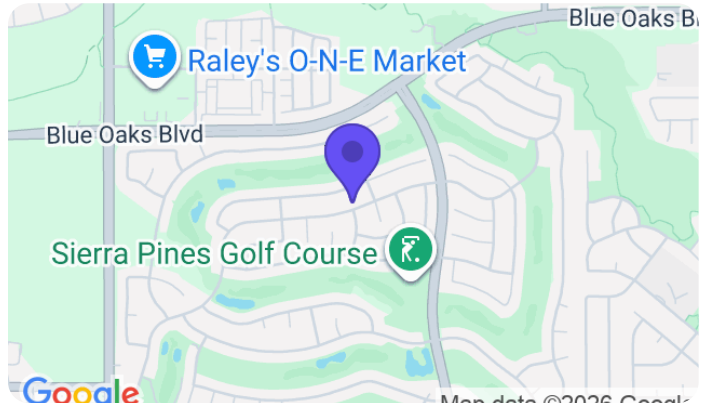
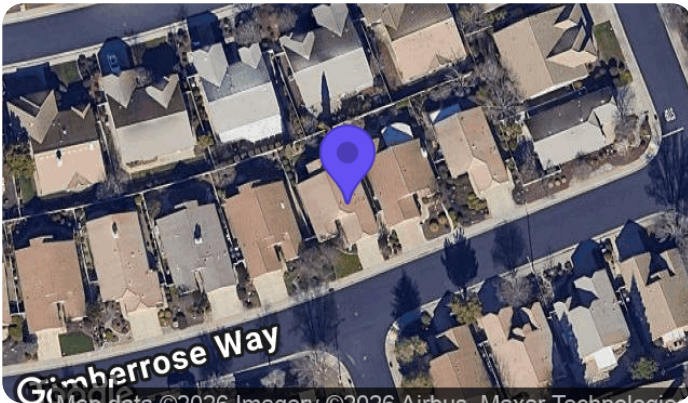
RESIDENTIAL

7757 TIMBERROSE WAY

ROSEVILLE, CA 95747

\$484,250

TopHap Estimate · \$404 / ft² · confidence 96 · as of Jul 14, 2026



2

BEDS

2

BATHS

1,198 ft²

LIVING AREA

0.11 ac

LOT SIZE

1998

YEAR BUILT

2

PARKING

VALUATION

\$484K

\$466K low

\$502K high

Last Sale

\$490,000 · Sep 6, 2024

Est. Owner Equity

\$484,250

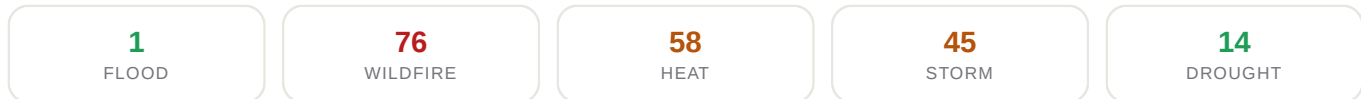
TAX & ASSESSMENT

Property Tax	\$5,082 (2025)
Assessed Value	\$499,800
Previous Assessed	\$490,000

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	PLACER
Lot (acres)	0.12
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Pool	No

CLIMATE RISK



Scores 0–100; higher = greater projected risk.

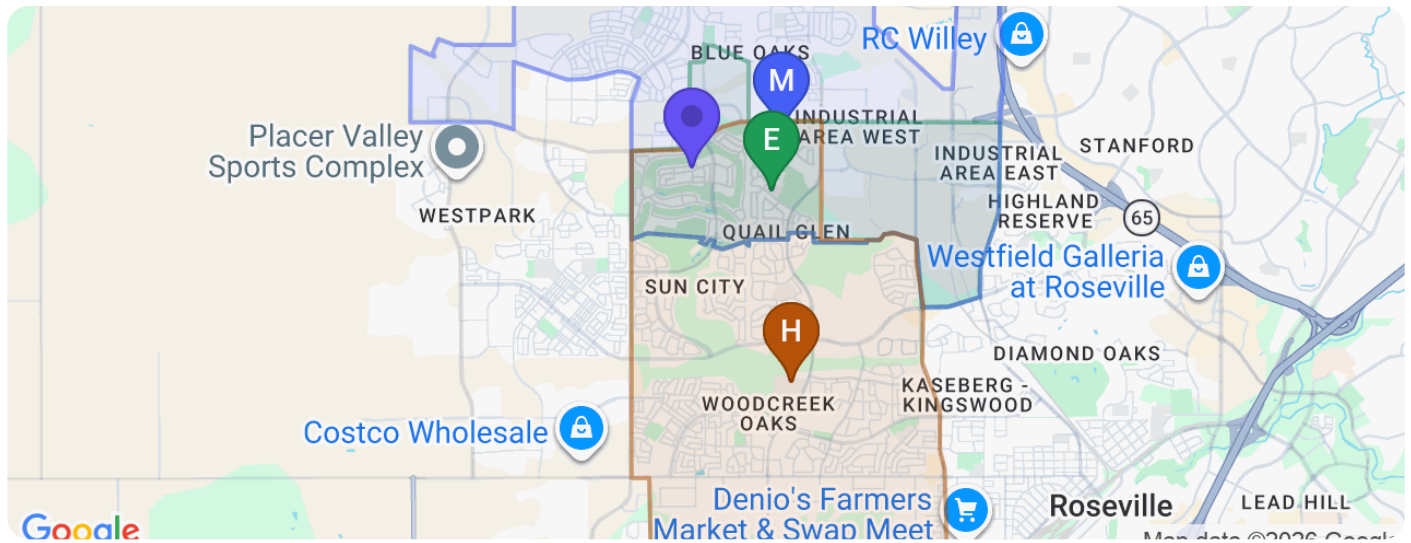
TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Sep 3, 2024	Resale	Grant Deed	\$490,000	\$409	
Apr 4, 2004	Financing	Affidavit Of Death			\$107K
Feb 25, 1998	Resale	Trustees Deed	\$154,500	\$129	\$112K
Feb 25, 1998	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Blue Oaks Elementary School	Elementary	KG–5	0.7 mi
Cooley Middle School	Middle	6–8	0.8 mi
Woodcreek High School	High	9–12	2.0 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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