

Single Family Residence

**RESIDENTIAL**

# 7540 COUNCIL ROCK RD

ROSEVILLE, CA 95747

**\$535,693**

TopHap Estimate · \$399 / ft<sup>2</sup> · confidence 97 · as of Jul 14, 2026



**2**

BEDS

**2**

BATHS

**1,343 ft<sup>2</sup>**

LIVING AREA

**0.12 ac**

LOT SIZE

**1998**

YEAR BUILT

**2**

PARKING

## VALUATION

**\$536K**

\$521K low

\$551K high

Last Sale

**\$424,500 · Aug 30, 2017**

Est. Owner Equity

**\$535,693**

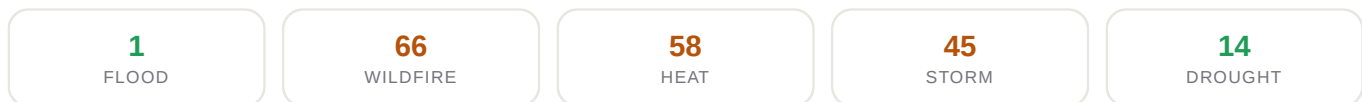
## TAX & ASSESSMENT

|                   |                |
|-------------------|----------------|
| Property Tax      | \$4,224 (2025) |
| Assessed Value    | \$492,604      |
| Previous Assessed | \$413,663      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Colonial                |
| County        | PLACER                  |
| Lot (acres)   | 0.12                    |
| 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 <sup>2</sup> | LOAN |
|--------------|-------------------|---------------------|-----------|--------------------|------|
| Aug 4, 2017  | Resale            | Grant Deed          | \$424,500 | \$316              |      |
| Oct 22, 2015 | Recorded document | Affidavit Of Death  |           |                    |      |
| Oct 22, 2015 | Quitclaim         | Quit Claim Transfer |           |                    |      |
| Oct 22, 2015 | Recorded document | Grant Deed          |           |                    |      |
| Jul 23, 2008 | Recorded document | Affidavit Of Death  |           |                    |      |
| Jul 24, 2008 | Quitclaim         | Quit Claim Transfer |           |                    |      |
| Jun 18, 1999 | Quitclaim         | Quit Claim Transfer |           |                    |      |
| May 15, 1998 | Resale            | Grant Deed          | \$151,000 | \$112              |      |

## ASSIGNED SCHOOLS

| SCHOOL                      | LEVEL      | GRADES | DISTANCE |
|-----------------------------|------------|--------|----------|
| Blue Oaks Elementary School | Elementary | KG–5   | 0.5 mi   |
| Cooley Middle School        | Middle     | 6–8    | 0.7 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

|                          |                            |                             |                                 |                         |                        |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <b>47</b><br>CRIME INDEX | <b>85</b><br>AIR POLLUTION | <b>80,171</b><br>POPULATION | <b>\$128K</b><br>MEDIAN IN-COME | <b>61°F</b><br>AVG TEMP | <b>78%</b><br>SUNSHINE |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|

Index values: 100 = US average; lower is better.

## OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Owner occupied |
|-----------|----------------|