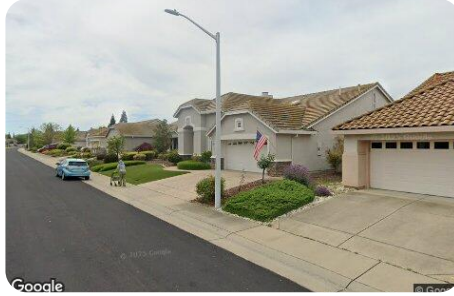


Single Family Residence **RESIDENTIAL**

7099 COPE RIDGE WAY

ROSEVILLE, CA 95747

\$741,916 TopHap Estimate · \$356 / ft² · confidence 94 · as of Jul 14, 2026



3
BEDS

2
BATHS

2,083 ft²
LIVING AREA

0.76 ac
LOT SIZE

1998
YEAR BUILT

2
PARKING

VALUATION

\$742K

\$700K low

\$784K high

Last Sale

\$515,000 · Dec 4, 2020

Est. Owner Equity

\$467,916

Loan-to-Value

36%

TAX & ASSESSMENT

Property Tax	\$5,705 (2025)
Assessed Value	\$568,600
Previous Assessed	\$557,452

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	PLACER
Lot (acres)	0.76
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK

1
FLOOD

70
WILDFIRE

59
HEAT

45
STORM

14
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Nov 25, 2020	Resale	Grant Deed	\$515,000	\$247	
Aug 13, 2019	Recorded document	Affidavit Of Death			
Jun 16, 2008	Resale	Grant Deed	\$405,000	\$194	\$205K
Jul 26, 2007	Recorded document	Affidavit Of Death			
Dec 15, 2000	Resale	Grant Deed	\$314,500	\$151	
Oct 24, 2000	Quitclaim	Quit Claim Transfer			
Dec 17, 1998	Resale	Grant Deed	\$253,500	\$122	\$130K

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
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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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