

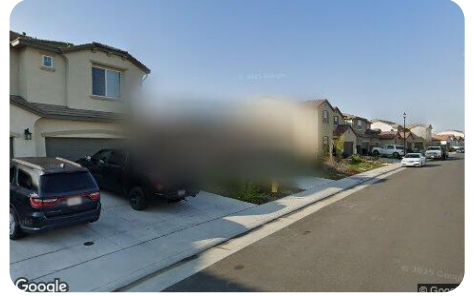
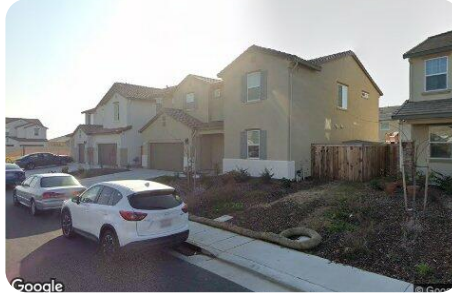
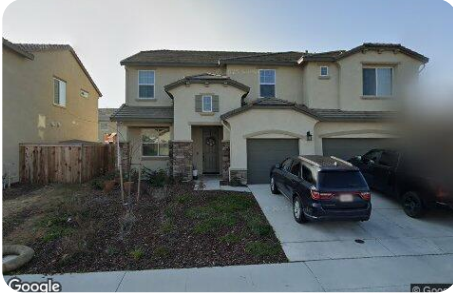
Single Family Residence

**RESIDENTIAL**

# 7033 CASTLE ROCK WAY

ROSEVILLE, CA 95747

**\$896,022** TopHap Estimate · \$261 / ft<sup>2</sup> · confidence 94 · as of Jul 14, 2026



**5**

BEDS

**4.5**

BATHS

**3,439 ft<sup>2</sup>**

LIVING AREA

**0.15 ac**

LOT SIZE

**2018**

YEAR BUILT

**2**

PARKING

## VALUATION

**\$896K**

**\$845K low**

**\$947K high**

Last Sale

**\$610,000 · Feb 21, 2019**

Est. Owner Equity

**\$416,222**

Loan-to-Value

**54%**

## TAX & ASSESSMENT

|                   |                 |
|-------------------|-----------------|
| Property Tax      | \$10,860 (2025) |
| Assessed Value    | \$738,632       |
| Previous Assessed | \$724,150       |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | PLACER                  |
| Lot (acres)   | 0.15                    |
| Construction  | Wood (Unspecified)      |
| Heating       | Central                 |
| Cooling       | Central                 |
| Pool          | Spa/Hot Tub (Only)      |

## CLIMATE RISK

|            |                |               |
|------------|----------------|---------------|
| 1<br>FLOOD | 82<br>WILDFIRE | 14<br>DROUGHT |
|------------|----------------|---------------|

Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

## TRANSACTION HISTORY

| DATE         | TYPE   | DEED       | PRICE     | \$/FT² | LOAN   |
|--------------|--------|------------|-----------|--------|--------|
| Jan 24, 2019 | Resale | Grant Deed | \$610,000 | \$177  | \$510K |

## ASSIGNED SCHOOLS

| SCHOOL                          | LEVEL      | GRADES | DISTANCE |
|---------------------------------|------------|--------|----------|
| Orchard Ranch Elementary School | Elementary | KG–5   | 0.4 mi   |
| West Park High School           | High       | 9–12   | 0.9 mi   |
| Chilton Middle School           | Middle     | 6–8    | 0.9 mi   |

District: Roseville Joint Union High 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 | <b>Owner occupied</b> |
|-----------|-----------------------|