

Single Family Residence **RESIDENTIAL**

396 COPE RIDGE CT

ROSEVILLE, CA 95747

\$711,891 TopHap Estimate · \$435 / ft² · confidence 94 · as of Jul 14, 2026



2
BEDS

2
BATHS

1,638 ft²
LIVING AREA

0.16 ac
LOT SIZE

1998
YEAR BUILT

2
PARKING

VALUATION

\$712K

\$669K low

\$755K high

Last Sale

\$617,500 · Apr 29, 2022

Est. Owner Equity

\$248,766

Loan-to-Value

64%

TAX & ASSESSMENT

Property Tax	\$6,555 (2025)
Assessed Value	\$633,000
Previous Assessed	\$629,850

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	PLACER
Lot (acres)	0.16
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK

1
FLOOD

71
WILDFIRE

58
HEAT

45
STORM

14
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Apr 15, 2022	Resale	Grant Deed	\$617,500	\$377	\$463K
Nov 30, 2006	Quitclaim	Quit Claim Transfer			
Nov 22, 2006	Resale	Grant Deed	\$460,000	\$281	\$260K
Dec 14, 2004	Quitclaim	Quit Claim Transfer			
Jan 8, 1999	Resale	Grant Deed	\$310,000	\$189	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Blue Oaks Elementary School	Elementary	KG–5	0.6 mi
Cooley Middle School	Middle	6–8	0.6 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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