

Single Family Residence

**RESIDENTIAL**

# 7083 COPE RIDGE WAY

ROSEVILLE, CA 95747

**\$666,021** TopHap Estimate · \$402 / ft<sup>2</sup> · confidence 95 · as of Jul 14, 2026



**3**

BEDS

**2**

BATHS

**1,656 ft<sup>2</sup>**

LIVING AREA

**0.14 ac**

LOT SIZE

**1998**

YEAR BUILT

**2**

PARKING

## VALUATION

**\$666K**

\$636K low

\$696K high

Last Sale

**\$319,000 · May 2, 2013**

Est. Owner Equity

**\$529,021**

Loan-to-Value

**21%**

## TAX & ASSESSMENT

|                   |                |
|-------------------|----------------|
| Property Tax      | \$4,009 (2025) |
| Assessed Value    | \$400,669      |
| Previous Assessed | \$392,813      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Colonial                |
| County        | PLACER                  |
| Lot (acres)   | 0.14                    |
| Construction  | Frame (Unspecified)     |
| Heating       | Central                 |
| Cooling       | Central                 |
| Fireplace     | Yes                     |
| Pool          | No                      |

## CLIMATE RISK

|            |                |            |             |               |
|------------|----------------|------------|-------------|---------------|
| 1<br>FLOOD | 63<br>WILDFIRE | 59<br>HEAT | 45<br>STORM | 14<br>DROUGHT |
|------------|----------------|------------|-------------|---------------|

Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|-----------|---------------------|-----------|--------------------|--------|
| Nov 19, 2016 | Quitclaim | Quit Claim Transfer |           |                    |        |
| Apr 30, 2013 | Resale    | Grant Deed          | \$319,000 | \$193              | \$124K |
| Nov 1, 2004  | Resale    | Grant Deed          | \$390,000 | \$236              | \$312K |
| Jan 4, 2002  | Quitclaim | Quit Claim Transfer |           |                    |        |
| Jan 3, 2002  | Resale    | Grant Deed          | \$295,000 | \$178              | \$110K |
| Dec 2, 1998  | Resale    | Grant Deed          | \$197,500 | \$119              |        |

## 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   |

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

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

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

OWNERSHIP

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