

Single Family Residence **RESIDENTIAL**

# 7018 COPE RIDGE WAY

ROSEVILLE, CA 95747

**\$667,808** TopHap Estimate · \$399 / ft<sup>2</sup> · confidence 95 · as of Jul 14, 2026



**2**  
BEDS

**2**  
BATHS

**1,674 ft<sup>2</sup>**  
LIVING AREA

**0.14 ac**  
LOT SIZE

**1998**  
YEAR BUILT

**2**  
PARKING

## VALUATION

**\$668K**

\$632K low

\$704K high

Last Sale

**\$519,000 · Apr 19, 2019**

Est. Owner Equity

**\$542,708**

Loan-to-Value

**19%**

## TAX & ASSESSMENT

|                   |                |
|-------------------|----------------|
| Property Tax      | \$5,926 (2025) |
| Assessed Value    | \$590,527      |
| Previous Assessed | \$578,949      |

## 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**  
FLOOD

**59**  
WILDFIRE

**59**  
HEAT

**45**  
STORM

**14**  
DROUGHT

Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|-----------|---------------------|-----------|--------------------|--------|
| Apr 12, 2019 | Resale    | Grant Deed          | \$519,000 | \$310              | \$125K |
| Sep 23, 2011 | Resale    | Grant Deed          | \$324,500 | \$194              |        |
| Oct 29, 2009 | Quitclaim | Quit Claim Transfer |           |                    |        |
| Dec 19, 2003 | Resale    | Grant Deed          | \$395,000 | \$236              | \$200K |
| Oct 28, 1998 | Resale    | Grant Deed          | \$295,500 | \$177              | \$236K |

## ASSIGNED SCHOOLS

| SCHOOL                      | LEVEL      | GRADES | DISTANCE |
|-----------------------------|------------|--------|----------|
| Blue Oaks Elementary School | Elementary | KG–5   | 0.3 mi   |
| Cooley Middle School        | Middle     | 6–8    | 0.6 mi   |
| Woodcreek High School       | High       | 9–12   | 1.8 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 | <b>Owner occupied</b> |
|-----------|-----------------------|